

May 11, 2022

Georgia Department of Community Affairs  
Office of Planning and Environmental Management  
60 Executive Park South, NE  
Atlanta, GA 30329

RE: Coastal Regional Commission Regional  
Plan Update Submittal

The Coastal Regional Commission has completed an update of its regional plan and is submitting it with this letter for review by the Georgia Department of Community Affairs.

I certify that we have held the required two public hearings and, at a minimum, have involved regional stakeholders in the development of the plan and completed the participation techniques in accordance with the Standards and Procedures for Regional Planning (Chapter 110-12-6), and in a manner appropriate to our region's dynamics and resources. Evidence of this is included with our submittal in accordance with Chapter 110-12-6(5)(d).

I further certify that appropriate regional staff and decision-makers have, at a minimum, reviewed the following planning documents and taken them into consideration in formulating our plan:

- Georgia's Statewide Comprehensive Outdoor Recreation Plan;
- *Coastal Georgia Regional Water Plan*;
- *Comprehensive Economic Development Strategy (CEDS)*;
- *Chatham and Glynn County MPO Transportation Plans*; and
- *Regional Plans for Southern Georgia Regional Commission, Heart of Georgia Altamaha Regional Commission, and Central Savannah Area Regional Commission.*

If you have any questions concerning our submittal, please contact me at [aburns@crc.ga.gov](mailto:aburns@crc.ga.gov) or (912) 514-1598.

Sincerely,



Allen Burns  
Executive Director

AB/ch  
Enclosures

# Resolution

**Whereas**, the Regional Plan must be prepared pursuant to the Georgia Planning Act of 1989 and consistent with Minimum Standards and Procedures for Regional Planning developed by the Georgia Department of Community Affairs; and

**Whereas**, the Regional Plan must be updated regularly, and the Coastal Regional Commission (CRC) developed and adopted the most recent update of the Regional Plan in 2017;

**Whereas**, the Coastal Georgia Regional Plan provides guidance to regional and business leaders, local government, state and federal agencies, and citizens as they help shape coastal Georgia's future; and

**Whereas**, the Coastal Georgia Regional Plan advances the state's planning goals of a growing and balanced economy; protection of environmental, natural and cultural resources; provision of infrastructure and services to support efficient growth and development patterns; access to adequate and affordable housing for all residents; coordination of land use planning and transportation planning to support the above mentioned assets; and coordination of planning efforts with other service providers, authorities, communities and state and regional plans; and

**Whereas**, the CRC has established a set of recommendations for regional leaders and an action plan for Regional Commission staff in the Regional Plan;

**Whereas**, the CRC has engaged the public, stakeholders, and the region's local governments through public meetings, virtual meetings, and an online survey in preparation of the Regional Plan;


**Whereas**, the CRC has considered Georgia's Strategic Comprehensive Outdoor Recreation Plan, the Regional Water Plan, the region's Comprehensive Economic Development Strategy, relevant Metropolitan Planning Organization plans, and regional plans of adjacent regional commissions in the preparation of the Regional Plan;

**Now therefore, Be It Resolved**, that the Coastal Regional Commission Council hereby approves the transmittal of the 2022 Coastal Georgia Regional Plan to the Georgia Department of Community Affairs.

**Adopted**, this 11<sup>th</sup> day of May, 2022.



By:

  
Jason Coley, Chairman

Attest:

  
Rosa Romeo, Vice-Chairman

# Coastal Georgia Regional Plan 2022



# ***Acknowledgements***

## **Coastal Regional Commission Council**

### **Bryan County**

Chairman Carter Infinger | Mayor Steve Scholar | Steven Asplund

### **Bulloch County**

Commissioner Walter Gibson | Mayor Jonathan McCollar | Allen Amason

### **Camden County**

Commissioner Lannie Brant | Kristy Chance | Craig Root

### **Chatham County**

Commissioner Chester Ellis | Mayor Van Johnson II | Chris Blaine | Vacant | Vacant

### **Effingham County**

Commissioner Reggie Loper | Mayor Ken Lee | Herb Jones

### **Glynn County**

Chairman David O'Quinn | Commissioner Julie Martin | David Boland | Shaw McVeigh

### **Liberty County**

Chairman Donald Lovette | Mayor Allen Brown | Shirley Frasier | Richard Hayes

### **Long County**

Chairman Robert Parker | Councilwoman Mary Hamilton | Ray Howard

### **McIntosh County**

Commissioner Kate Karwacki | Mayor Hugh Hodge | Jordy Evans

### **Screven County**

Commissioner Rosa Romeo | Mayor Preston Dees | Richard Freeman

### **State Appointments**

Thomas Ratcliffe | Dan Coty | Chap Bennett | Jason Coley | Vacant

### **Ex-Officio Members**

Fort Stewart: Chris Fletcher | Screven County: Dorothy Glisson

# ***Acknowledgements***

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# Executive Summary

*The Executive Summary provides a brief summary of the 2023 Coastal Regional Plan elements:*

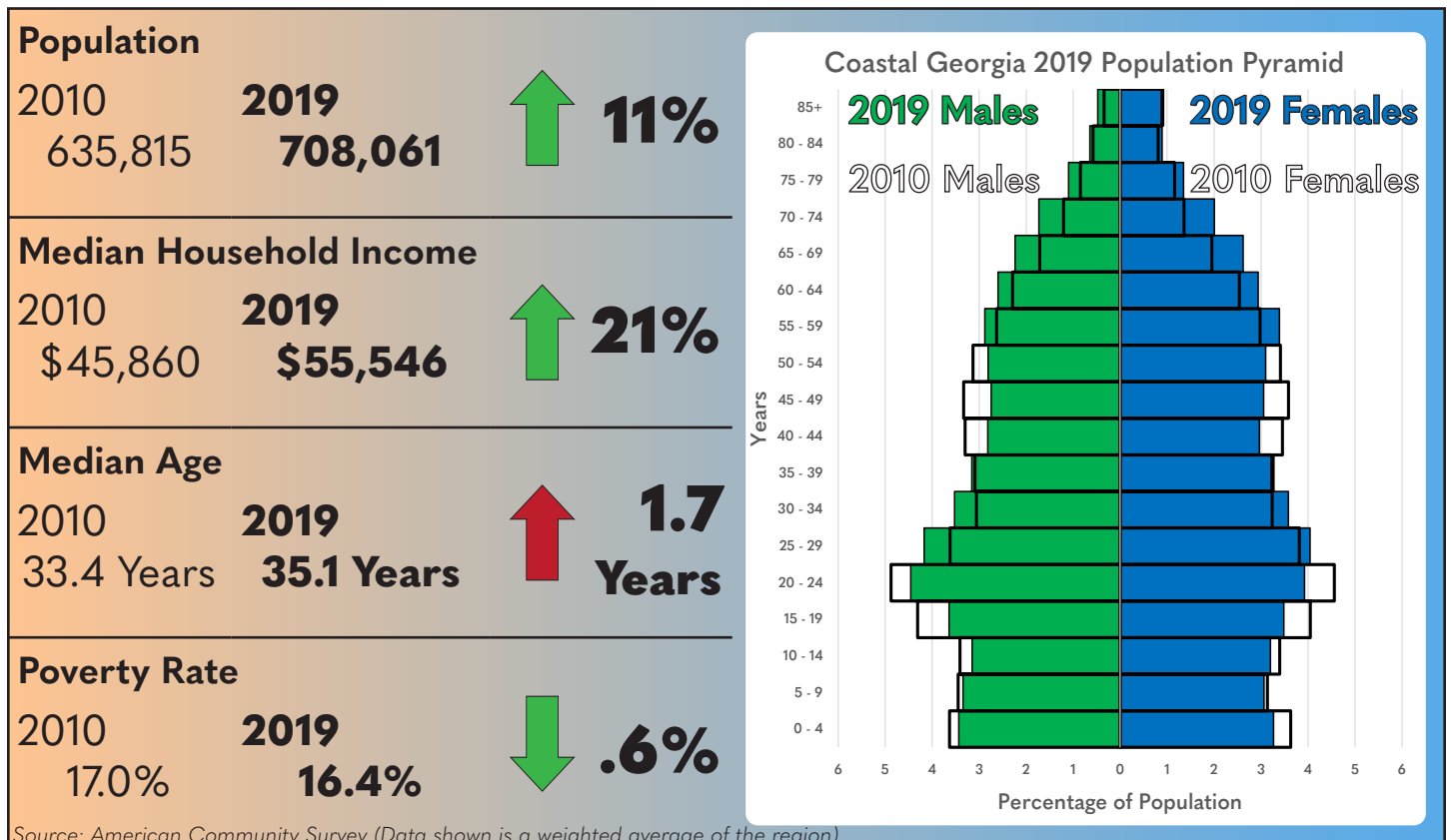
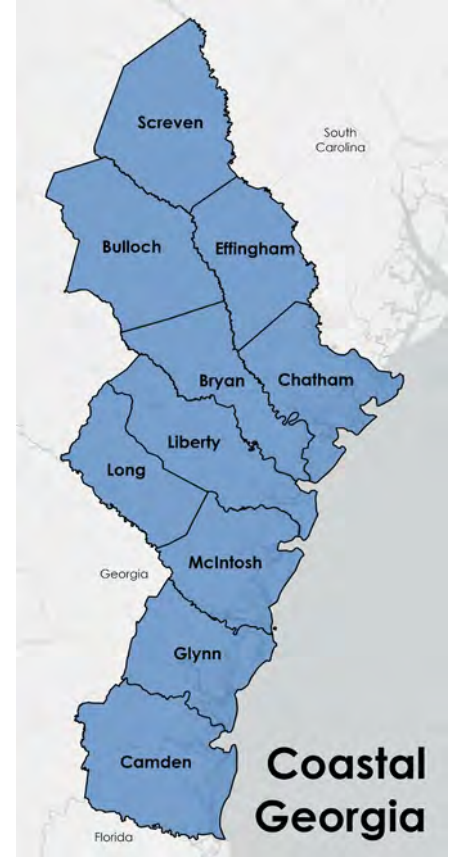
- *Stakeholder Involvement*
- *Regional Goals*
- *Priority Needs & Opportunities*
- *Implementation Strategy*

# Executive Summary

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St. Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches and over 2300 miles of tributaries and salt marsh.

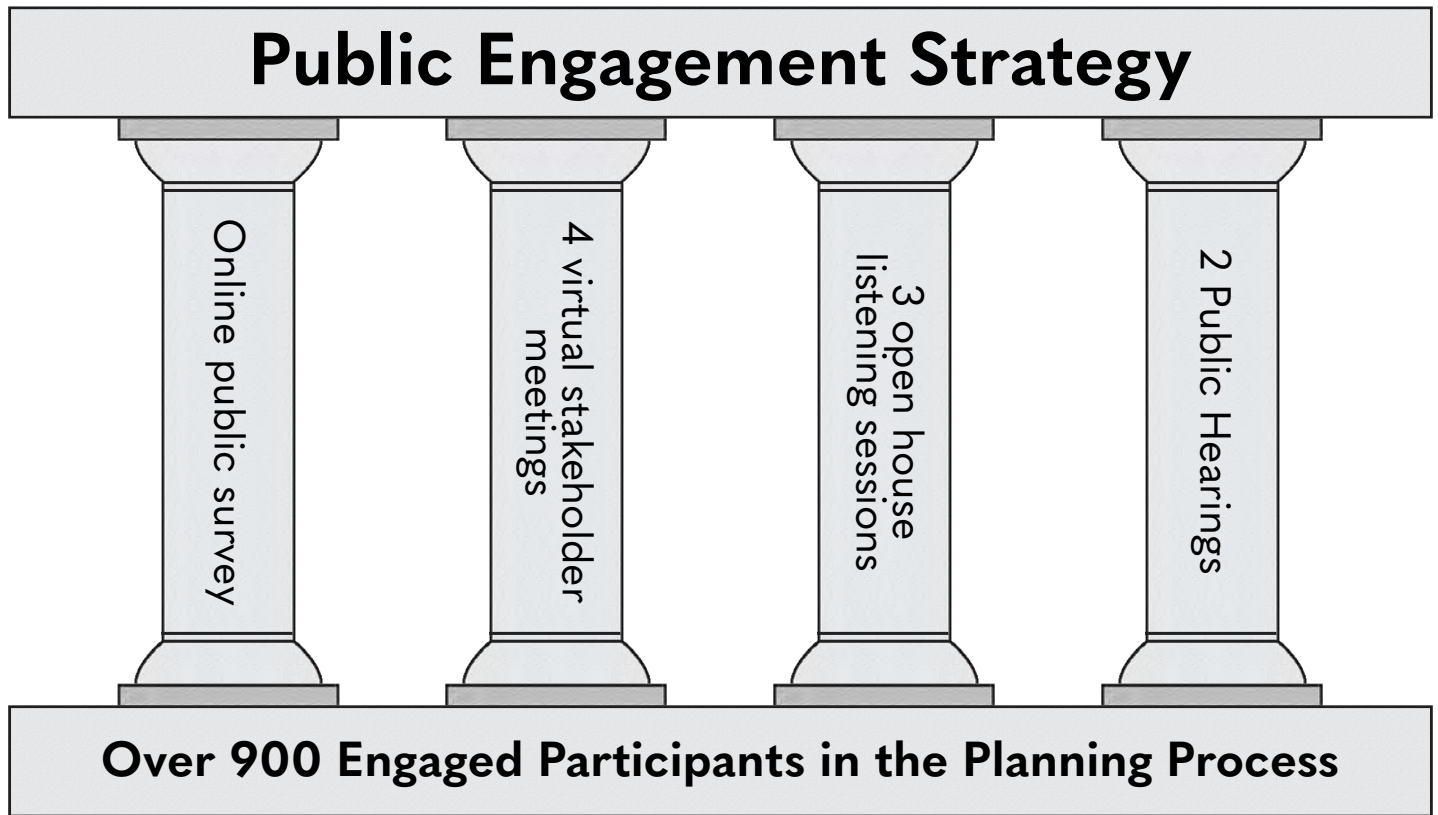
In 2022, the CRC Council adopted this updated Coastal Georgia Regional Plan to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The Region's Plan is organized into three main sections: Regional Goals, Needs and Opportunities, and Implementation Program. The objectives presented in this plan build off the work established in the region's last comprehensive plan adopted in 2018. This Executive Summary provides a brief overview of the essential parts of this planning document.

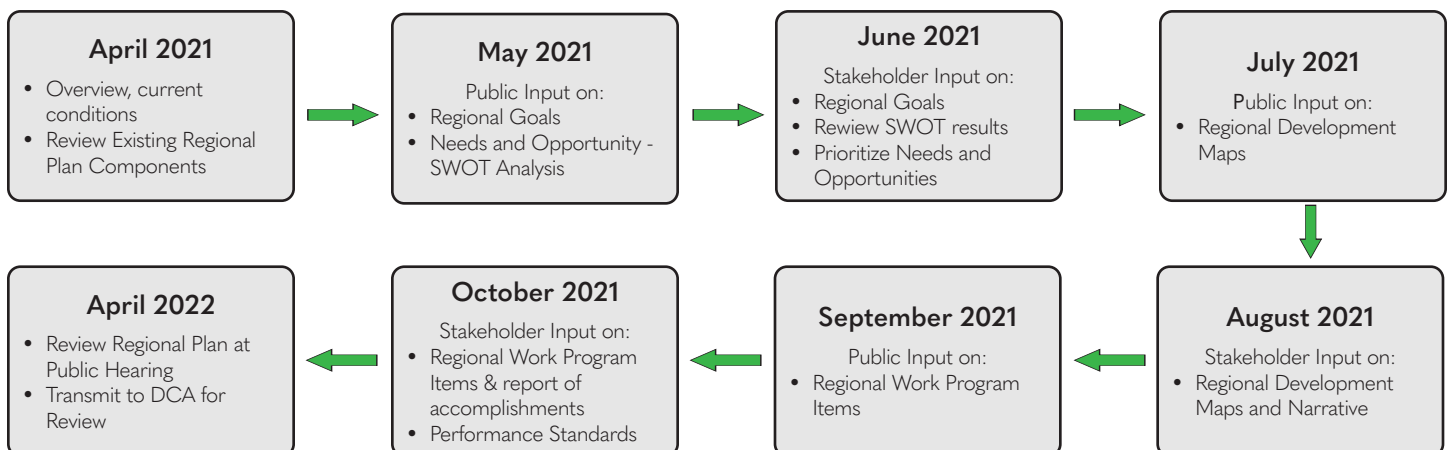


# Public Engagement Summary

The lengthy, multifaceted process of updating the Regional Plan was complimented by consistent and instrumental public engagement. Each element of the plan was prepared with opportunity for community involvement to reflect a diverse range of regional values. The graphics below detail both the public engagement strategy and the overall planning process.



## Overall Planning Process

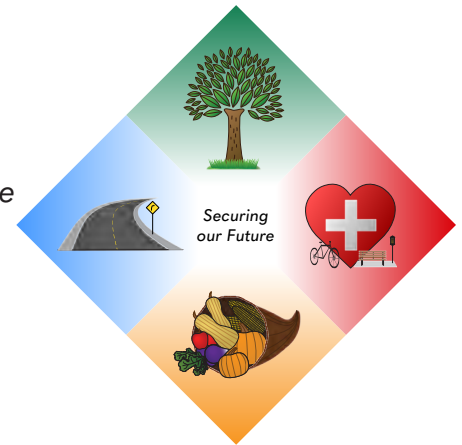


# Regional Goals and Vision

The Regional Vision and Goals element, found on page 12, embraces the common vision captured through a participatory process involving key regional leaders, stakeholders, and the public:

*"We will secure a resilient, thriving, and equitable future by developing a prosperous economy, enhancing infrastructure, sustaining natural and cultural resources, and fostering healthy livable communities."*

This vision serves as the foundation for the rest of the plan, and four main vision principles can be easily spotted: **Sustainable Natural and Cultural Resources**, **Healthy Livable Communities**, **Prosperous Economy**, and **Enhanced Infrastructure**. But achieving an aspiring vision demands establishing measurable goals to track progress. The CRC has identified seven attainable goals in pursuit of the regional vision.

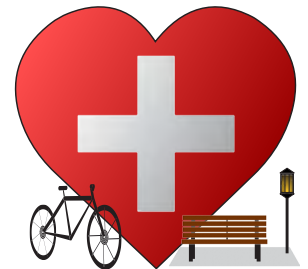


## SUSTAINABLE NATURAL AND CULTURAL RESOURCES

1. Conserving the region's sense of place and identity as a hub for visitors and residents to experience the unique character of Coastal Georgia
2. Building an environmentally resilient region, equipped to confront the threats of climate change

## HEALTHY LIVABLE COMMUNITIES

3. Creating livable communities that serve residents of all ages and abilities
4. Prioritizing the wellbeing of the region's residents to help achieve a high quality of life



## PROSPEROUS ECONOMY

5. Building an economically vibrant region that competes internationally for quality jobs and businesses
6. Developing an equitable economy where opportunities are accessible and economic mobility is attainable

## ENHANCED INFRASTRUCTURE

7. Building a comprehensive infrastructure strategy to meet the needs of a modern workforce and the residents of the region



Together, the vision and goals guide the *Priority Needs and Opportunities* and *Regional Work Program* elements.

# Needs and Opportunities

The Regional Needs and Opportunities element explores areas in which needs are present as well as opportunities to be utilized to achieve regional goals. Listed here are the needs and opportunities that are prioritized and are directly tied to strategies and actions in the “Implementation Program”.

## SUSTAINABLE NATURAL AND CULTURAL RESOURCES

Needs	Opportunities
Preserve community character and architectural heritage	Regional GIS inventory of historic sites
	Increase environmental conservation and historic preservation training and education
	Raise awareness regarding the impact of regulations, ordinances, and land use decisions on water quality.

## HEALTHY LIVABLE COMMUNITIES

Needs	Opportunities
Adequate and equitable supply of attainable housing	Develop and implement affordable housing plans
Walkable communities	Secure funding to construct and rehabilitate homes
Equitable access to health care services in rural, urban, and suburban area	Educate local governments on Smart Growth principles
Modern local government websites	Work with AARP to become an Age-friendly Region
	Coordinate with local governments to develop modern websites

## PROSPEROUS ECONOMY

Needs	Opportunities
Expand technical education and training opportunities	Develop, maintain, and implement a Comprehensive Economic Development Strategy
Increased water capacity to support growth	Create a regional CEDS Steering Committee for plan implementation
Implement regional economic development plans	Provide grant services to secure funding for development
Increased collaboration among regional stakeholders to support economic development	

## ENHANCED INFRASTRUCTURE

Needs	Opportunities
Quality of water and increased supply	Development and implementation of a Regional Water Plan
Pedestrian and bicycle paths should safely link community facilities and businesses	Creation of regional water and sewer authorities
Diverse transportation options	Regional coordination to address technology and cybersecurity issues
More funding for transportation improvements	Identify and secure funding to develop the East Coast Greenway
	Develop a regional hazard mitigation plan

# Implementation Strategy Summary

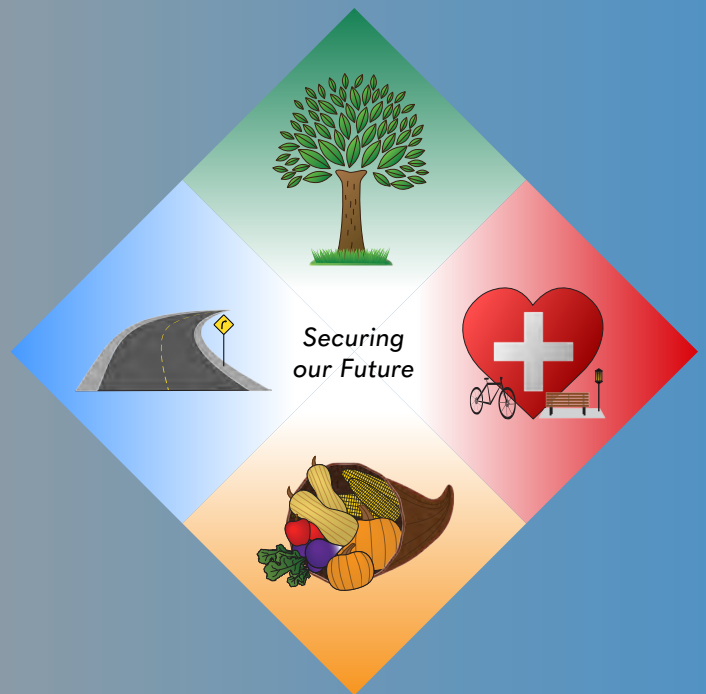
The Regional Work Program element, found on page 57, details the strategies and actions the Coastal Regional Commission are taking to realize the four components of the regional vision and subsequent goals: **Sustainable Natural and Cultural Resources**, **Healthy Livable Communities**, **Prosperous Economy**, and **Enhanced Infrastructure**. The actions are organized into these four categories, and each activity also directly identifies the priority need or opportunity it intends to address.

This action roadmap was developed with the robust public engagement, and it describes actionable items, potential partners, estimated costs, and a timeframe for completion.

The CRC is responsible for implementing this Regional Work Program over the next five years. To track progress, the CRC Planning and Government Services Department produces a yearly report detailing both successes, setbacks, and amendments.



# Regional Vision and Goals



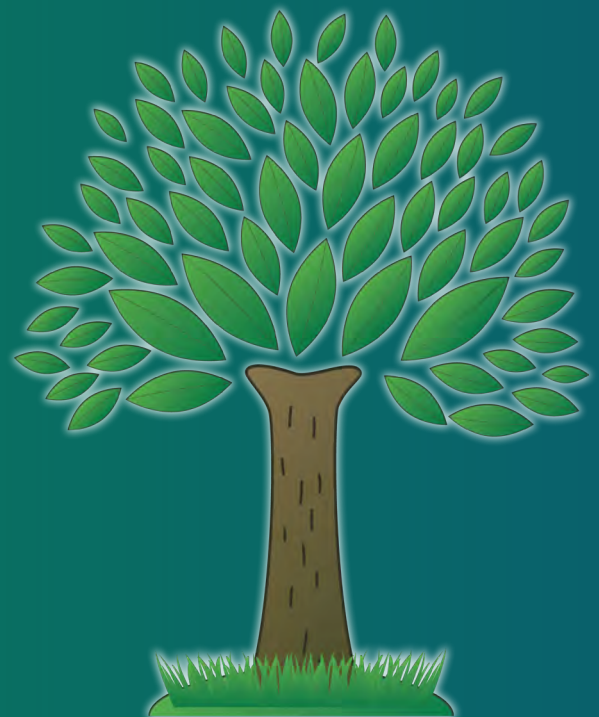
*We will secure a resilient, thriving, and equitable future by developing a prosperous economy, enhancing infrastructure, sustaining natural and cultural resources, and fostering healthy livable communities.*

# Sustainable Natural and Cultural Resources

## Goals

*Conserving the region's sense of place and identity  
as a hub for visitors and residents to experience  
the unique character of Coastal Georgia*

*Building an environmentally resilient region,  
equipped to confront the threats of climate change*



# Sustainable Natural and Cultural Resources



## **Goal 1** *Conserving the region's sense of place and identity as a hub for visitors and residents to experience the unique character of Coastal Georgia.*

### **Strategy 1** Identify and protect natural and cultural resources are sustained for the use and enjoyment of future generations.

The Regional Plan supports efforts to conserve the region's abundant natural resources and preserve its unique cultural assets. Ensuring coastal Georgia's natural and cultural resources are available for use both today and in the future will not happen by accident, but requires intentional effort. The Regional Plan policies support measures that equitably protect these resources and encourage safe use.

### **Strategy 2** Promote regional approaches for growth management and planning to ensure new development supports environmental sustainability.

Development is crucial to realizing the region's shared vision. However, uncontrolled development introduces numerous social, economic, and environmental problems. The Regional Plan encourages Smart Growth development principles, guiding investment toward existing communities and infrastructure and preserve open spaces.



# Sustainable Natural and Cultural Resources



## Goal 2

***Building an environmentally resilient region, equipped to confront the threats of climate change.***



### Strategy 1

**Educate regional communities about the need for and importance of confronting the challenges of climate change.**

Among the most effective instruments in the climate resilience toolkit, education is critical to making informed decisions regarding Coastal Georgia's environment. The Regional Plan promotes climate literacy through educational programs and increased regional collaboration. The Regional Plan aims to help the public understand the impacts of climate change and the cost of doing nothing. Moreover, it is vital that decision makers are equipped with the solutions to mitigate and stop the threats of climate change.

### Strategy 2

**Bolster infrastructure preparedness to address the climate change challenges.**

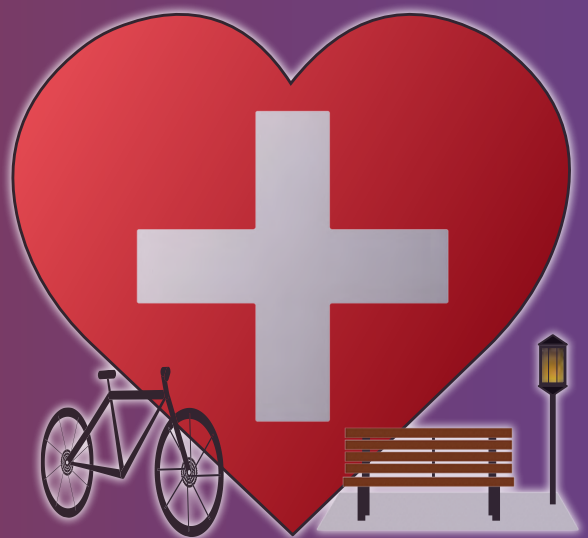
Sustainable infrastructure can be good for growth and the climate. The Regional Plan supports green infrastructure to help communities prepare for and manage the impacts of climate change.

# Healthy Living Communities

## Goals

*Creating livable communities that serve residents  
of all ages and abilities*

*Prioritizing the wellbeing of the region's residents  
to help achieve a high quality of life*



# Healthy Livable Communities



## Goal 3

***Creating livable communities that serve residents of all ages and abilities.***

### Strategy 1

**Promote planning principles and policies to create livable communities that serve residents throughout all stages of life.**

A vital part of healthy communities is promoting policies that support people of all ages and abilities, while providing opportunities for smart development and growth. The Regional Plan supports wholistic planning for a built environment that is both age-friendly and attractive to a young workforce. The Regional Plan supports wholistic planning that incorporates AARP's 8 Domains of Livability. The Regional Plan encourages communities to proactively identify needs and solutions in these areas during the comprehensive planning process.

### Strategy 2

**Work with local partners to plan for and implement attainable housing policies so residents can live and work in their communities.**

Housing affordability is a growing threat to the region's communities as more households are categorially burdened by their housing costs. Encouraging communities to invest in affordable housing studies and plans is a crucial step in capturing each community's unique situation.



# Healthy Livable Communities



## Goal 4

***Prioritizing the wellbeing of the region's residents to help achieve a high quality of life.***

### Strategy 1

**Invest in partnerships and promote planning policies to address the lack of mental and physical health resources in the region.**

Many citizens do not have easy or affordable access to primary care physicians. In fact, access to general healthcare professionals, dentists, and mental health professionals is lower in many of the region's communities than in Georgia as whole. Affordable healthcare options are necessary both for our residents' wellbeing and the long-term wellbeing of our communities.

Additionally, substance abuse is a persistent problem, and many of our communities are not equipped with the necessary resources to confront this challenge. There is a shortage of treatment facilities accessible to our residents, and many of the treatment options that do exist are often cost prohibitive.

The Regional Plan aims to form partnerships and promote policies to meet the region's need for more health, rehabilitation, and treatment centers. Moreover, the Regional Plan also seeks to address the core problems of addiction by improving education, access to mental health care, and increasing economic mobility.

### Strategy 2

**Improve public health through the built environment.**

The origin of many health issues is the built environment in which one lives and works. The Regional Plan seeks to integrate public health impacts into the planning process, including public safety, greenspace, places to exercise, bike and pedestrian infrastructure, and access to nutritious food sources and affordable healthcare.



# Prosperous Economy

## Goals

*Building an economically vibrant region that competes internationally for quality jobs and businesses*

*Developing an equitable economy where opportunities are accessible and economic mobility is attainable*



# Prosperous Economy



## Goal 5

***Building an economically vibrant region that competes internationally for quality jobs and businesses.***

### Strategy 1

**Foster a business-friendly environment by developing and implementing a robust CEDS and expanding access to capital and innovative technologies**

Economic development is a high priority for the region. While access to ports, warehouses, and Interstates 16 and 95 provides desirable resources for many businesses, some areas lack necessary digital infrastructure. The region must balance the interests of attracting new business while preserving traditional core industries, such as agri-business. The Regional Plan supports an adaptive, innovative, and resilient 21st century economy for Coastal Georgia.



## Goal 6

***Developing an equitable economy where opportunities are accessible and economic mobility is attainable.***

### Strategy 2

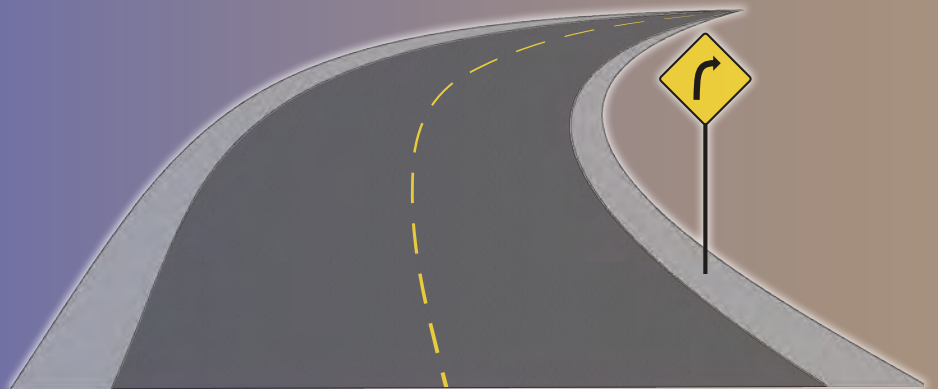
**Ensure equitable access to quality education, training, and employment opportunities.**

When economies do not work for all residents, homelessness, hunger, and poverty are the result. The Regional Plan supports increasing access to education, training, and job placement resources to combat economic inequality. Giving coastal residents the tools needed to participate in a modern economy is a critical component to addressing many economic and social barriers. Moreover, existing and prospective businesses will benefit from a larger skilled labor force.

# Enhanced Infrastructure

## Goal

*Building a comprehensive infrastructure strategy to meet the needs of a modern workforce and the residents of the region*



# Enhanced Infrastructure



## Goal 7

***Building a comprehensive infrastructure strategy to meet the needs of a modern workforce and the residents of the region.***

### Strategy 1

**Ensure long-term access to quality water, while protecting the coast's vulnerable environment.**

As coastal Georgia confronts the negative impacts of a changing environment, securing long-term, quality water supply is vital for the region's future. A collaborative, innovative approach to water supply is necessary for the region, and the key focus of this goal is to foster collaboration on the development and implementation of a Regional Water Plan.



# Enhanced Infrastructure



## Goal 7

***Building a comprehensive infrastructure strategy to meet the needs of a modern workforce and the residents of the region.***

### Strategy 2

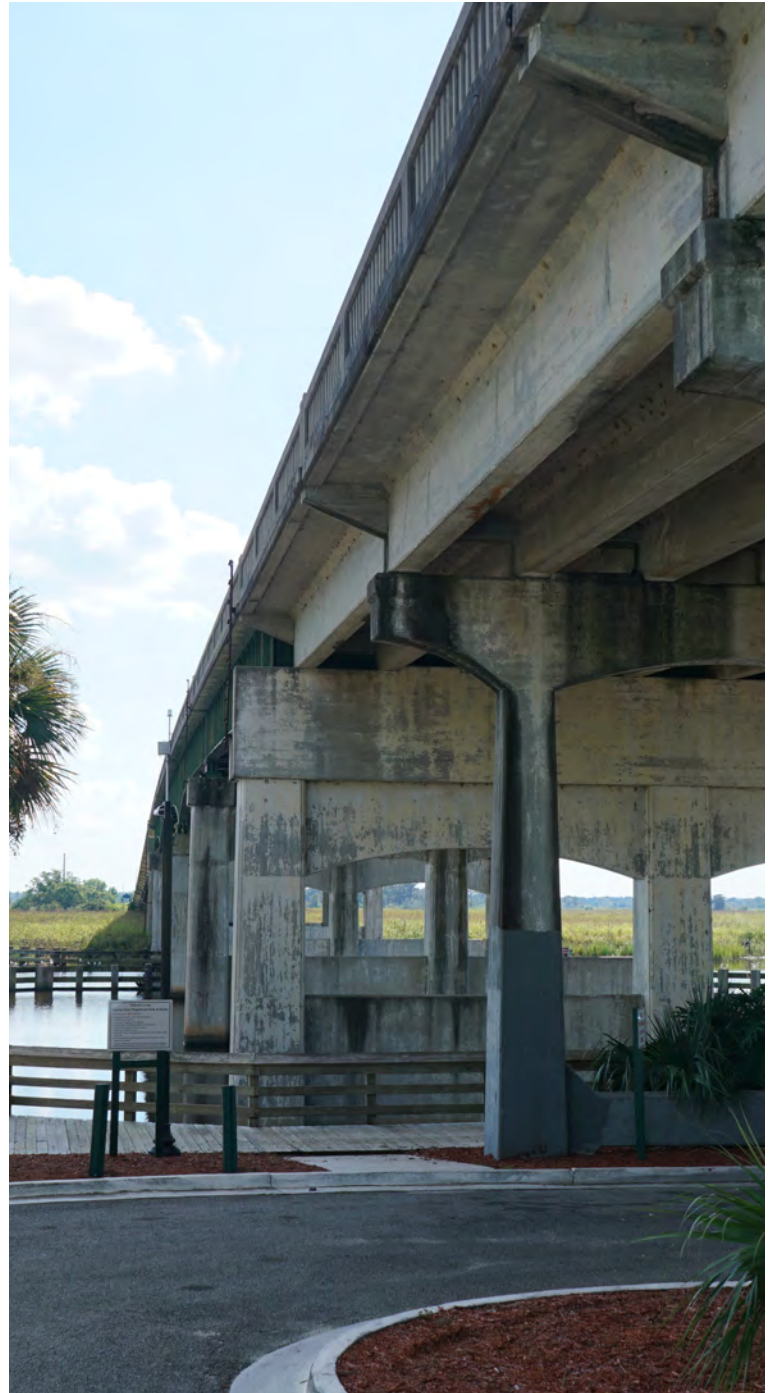
**Promote an equitable, reliable, and environmentally conscious transportation network to serve the demands of the region and spur economic growth.**

An effective, efficient transportation network is critical to regional economic growth and an essential quality of life component for residents and visitors. In addition to ensuring safe and efficient roads, the Regional Plan supports efforts to improve access to transit systems and alternative modes of transportation, such as walking and biking. These efforts can have multiplier effects by taking cars off the road and providing transportation for underserved populations.


### Strategy 3


**Expand access to digital infrastructure and increase regional cybersecurity.**

Conducting business effectively in the 21st Century requires access to digital markets. Developing a highly educated workforce requires access to broadband. It is vital the region keeps pace with rapidly changing markets and education systems. The Regional Plan envisions broadband access to all residents and businesses.




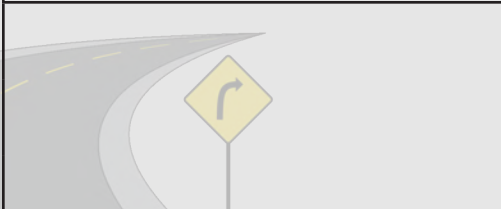
## Vision Policies Tables

GOALS	STRATEGIES	POLICIES
 <p><b>Conserving the region's sense of place and identity as a hub for visitors and residents to experience the unique character of Coastal Georgia</b></p>	<p><b>Identify and protect natural and cultural resources for the sustained use and enjoyment of future generations</b></p>	<p>Preserve the region's cultural and historic resources equitably</p>
		<p>Promote the adoption of design guidelines that maintain viewsheds of significant natural, cultural and historic assets</p>
		<p>Educate residents and visitors about the statewide importance of this region's cultural and historic resources</p>
		<p>Encourage development practices that do not significantly impact areas of cultural, historic, or environmental significance</p>
		<p>Encourage the development and use of a methodology to place a value on ecosystem services</p>
		<p>Assist the Georgia Forestry Commission with the promotion of their forest management programs</p>
		<p>Balance recreational uses of coastal resources with appropriate protection of the environment on which the region's economy and quality of life depends</p>
<p><b>Building an environmentally resilient region, equipped to confront the threats of climate change</b></p>	<p><b>Promote regional approaches for growth management and environmental planning to ensure regional communities are environmental sustainability</b></p>	<p>Consider existing and potential green infrastructure in all planning and development</p>
		<p>Incorporate the impacts of known sea level rise in municipal and county land use, transportation and zoning plans</p>
		<p>Encourage local governments to develop plans, policies, and ordinances intended to adapt to or mitigate the impacts of climate change, such as sea level rise adaptation plans, and provide technical assistance to support these efforts</p>
		<p>Encourage coordination among agencies in studying the impacts of climate change and sea level rising in Coastal Georgia</p>

GOALS	STRATEGIES	POLICIES
 <p><b>Building an environmentally resilient region, equipped to confront the threats of climate change</b></p>	<p><b>Educate regional communities about the need for and importance of confronting the challenges of climate change</b></p>	<p>Encourage local governments to examine proposed development areas prior to development approval and require mitigation to significant resources</p>
		<p>Maintain a proactive, consistent and clear approach to development management for all communities</p>
		<p>Prepare for the burden of new developments on public services</p>
		<p>Promote growth in those areas that can be efficiently served by infrastructure, such as water, wastewater, and transportation</p>
		<p>Focus new development in compact nodes that can be served by public or community infrastructure providers</p>
		<p>Encourage local governments to coordinate with military bases on the development of conservation easements to preserve natural habitats, support agriculture, and improve resilience to climate change</p>
		<p>Discourage lot-by-lot water and wastewater treatment systems for multiple lot developments</p>
		<p>Encourage development and compliance with minimum uniform land use and development standards</p>
		<p>Adopt an environmental justice approach to ensure the benefits and burdens of development are shared equitably across communities</p>
	<p><b>Bolster infrastructure preparedness to confront climate change challenges</b></p>	<p>Discourage sprawl patterns and encourage infill development</p>
		<p>Develop sufficient capacity for public sewer and water systems for all communities</p>

GOALS	STRATEGIES	POLICIES
<b><i>Creating livable communities that serve residents of all ages and abilities</i></b>	<b>Promote planning principles and policies to create livable communities that serve residents throughout all stages of life</b>	Implement and promote Complete Streets policy throughout the region
		Promote designation of MainStreet and Better Hometown Communities
		Plan and design for walkable and bikeable communities
		Plan for intergenerational neighborhoods that cater to people of all ages
		Promote recreation opportunities for all residents
		Adopt innovative approaches to reach citizens for public engagement, especially in rural areas
		Support wholistic planning that incorporates AARP's 8 domains of livability: outdoor spaces and buildings, transportation, housing, social participation, respect and social inclusion, work and civic engagement, communication and information, community and health services
	<b>Work with local partners to plan for and implement attainable housing policies so residents can live and work in their communities</b>	Encourage infill development where appropriate
		Encourage mixed use developments within existing communities
		Promote the development of affordable housing options within existing and newly planned communities
<b><i>Prioritizing the wellbeing of the region's residents to help achieve a high quality of life</i></b>	<b>Invest in partnerships and promote planning policies to address the lack of mental and physical health resources in the region</b>	Address drug addiction and rehabilitation
		Serve the region's population with disabilities
		Promote the importance of mental health care
	<b>Improve public health through the built environment</b>	Improve access to health care of all types
		Discourage zoning of potentially hazardous industrial developments near residential areas to avoid negative health impacts to residents
		Coordinate public and private partners to develop solutions to inadequate access to healthy food, such as farmers' markets and community gardens
		Actively pursue elimination of litter, junkyards and other eyesores, especially along major thoroughfares and gateways

GOALS	STRATEGIES	POLICIES
<p><b><i>Building an economically vibrant region that competes internationally for quality jobs and businesses</i></b></p> 	<p><b>Foster a business-friendly environment by developing and implementing a robust CEDS and expanding access to capital and innovative technologies</b></p>	Promote economic diversification
		Protect and maintain the strong regional military presence to ensure economic stability and to provide a high-quality workforce
		Promote distribution of business and industry across the region consistent with the Regional Plan
		Coordinate with the Georgia Ports Authority (GPA) to promote job opportunities, and minimize the impacts of port expansion on the environment and transportation network
		Promote downtown revitalization efforts to enhance job creation and location of business and offices within downtown areas
		Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives
		Develop and promote incentives to enhance and grow regional cultural, eco- and agri-tourism, particularly for inland areas
		Protect traditional Coastal Georgia industries, such as seafood, the paper industry and wood pellet production
<p><b><i>Developing an equitable economy where opportunities are accessible and economic mobility attainable</i></b></p>	<p><b>Ensure equitable access to quality education, training, and employment opportunities</b></p>	Ensure equitable access to quality education and employment opportunities
		Attract businesses offering well-paying jobs and provide the training and education for the unemployed and underemployed to fill them
		Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills

GOALS	STRATEGIES	POLICIES
<p><b><i>Building a comprehensive infrastructure strategy to meet the needs of a modern workforce and the residents of the region</i></b></p>	<p><b>Ensure long-term access to quality water, while protecting the coast's vulnerable environment</b></p>	<p>Promote the use of a standardized protocol to forecast water needs to meet reasonable future water demand throughout region</p>
		<p>Promote development practices that minimize the withdrawal of water from wells and maximize reuse of treated wastewater</p>
		<p>Coordinate among adjacent jurisdictions in provision of water and wastewater treatment services and facilities</p>
		<p>Promote adoption of inspection and maintenance ordinance for septic systems</p>
		<p>Promote adoption of the Coastal Stormwater Supplement (CSS) to the Georgia Stormwater Management Manual</p>
		<p>Minimize impervious coverage wherever possible</p>
		<p>Promote a regional approach to stormwater management</p>
	 <p><b>Promote an equitable, reliable, and environmentally conscious transportation network to serve the demands of the region and spur economic growth</b></p>	<p>Promote a regional solution to road wear and traffic congestion resulting from warehousing and port-related developments</p>
		<p>Incorporate the needs of non-motorized travelers in all programming, maintenance, construction, operations, and project development</p>
		<p>Work to secure dedicated revenue sources for transportation improvements</p>
		<p>Assist with updates of local plans to provide for multi-use corridors and address multi-modal transportation needs</p>
		<p>Coordinate among agencies and jurisdictions in development of a region-wide, multimodal transportation network, including transit, where applicable</p>
		<p>Encourage the coordination of transportation network improvements and land use planning</p>
		<p>Promote character and aesthetics at all interstate interchanges</p>
		<p>Coordinate the development of the Coastal Georgia Greenway, Rail Trail and scenic byways</p>
		<p>Provide a unified voice on regional transportation needs to state and federal agencies</p>
	<p><b>Expand access to digital infrastructure and increase regional cybersecurity</b></p>	<p>Promote, incentivize, and coordinate broadband deployment to all unserved areas within the region</p>
		<p>Coordinate with educational institutions to advance workforce development, and engage with educational institutions as partners in the development of regional projects</p>

The image features a map of a coastal region, likely in the Southeastern United States, showing various land use patterns. The map is divided into several colored zones: a large yellow area on the left, a green area on the right, and a brown area in the center. A blue line, possibly a river or highway, runs diagonally across the map. The title "Regional Development Maps" is overlaid on the right side of the map in a large, bold, white font with a black outline.

# **Regional Development Maps**

## Regional Land Use Map

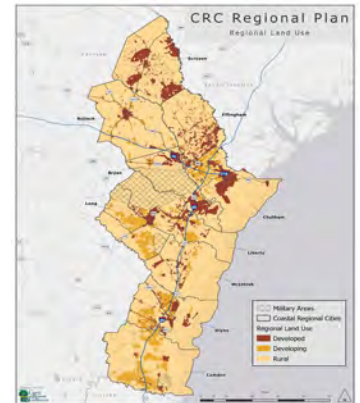
The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns: rural, developing, and developed.

The Regional Land Use Map reflects the most recent trends and projected land use patterns from local Comprehensive Plans created or updated under DCA's Local Planning Requirements and the most recent comprehensive inventory of the Region's natural and cultural resources.

As local comprehensive plans are amended and updated, local development trends inherently evolve. The Coastal Regional Commission continues to update the Regional Land Use Map as necessary to reflect the most responsible, appropriate, and desired long range development patterns for the Coastal Region of Georgia. Factors affecting future amendments to the Regional Land Use Map may include:

- Changes to Regionally Important Resources,
- Areas Requiring Special Attention,
- Developments of Regional Impact,
- Regional Transportation Plans,
- Local comprehensive plans; and
- Strategic plans and other applicable studies and projections affecting the region, including U.S. Census.

Regional Development Patterns include areas that are classified as **rural**, **developing**, and **developed**.



**Rural** areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed nonurban areas where the land is primarily used for farming, forestry, very low density residential or open space uses.

Efforts to maintain the character of rural areas include protecting viewsheds by providing for tree buffers along roadways, endorsing landscaping and significant tree preservation plans, and regulating unsightly uses such as junk yards or outdoor storage of heavy equipment. Local governments should make a conscientious effort to withstand pressure to provide water and sewer services to dispersed areas and discourage urban development to occur in areas at substantial distance from existing urban areas, or to leap over undeveloped land suitable for development.

**Developing** areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

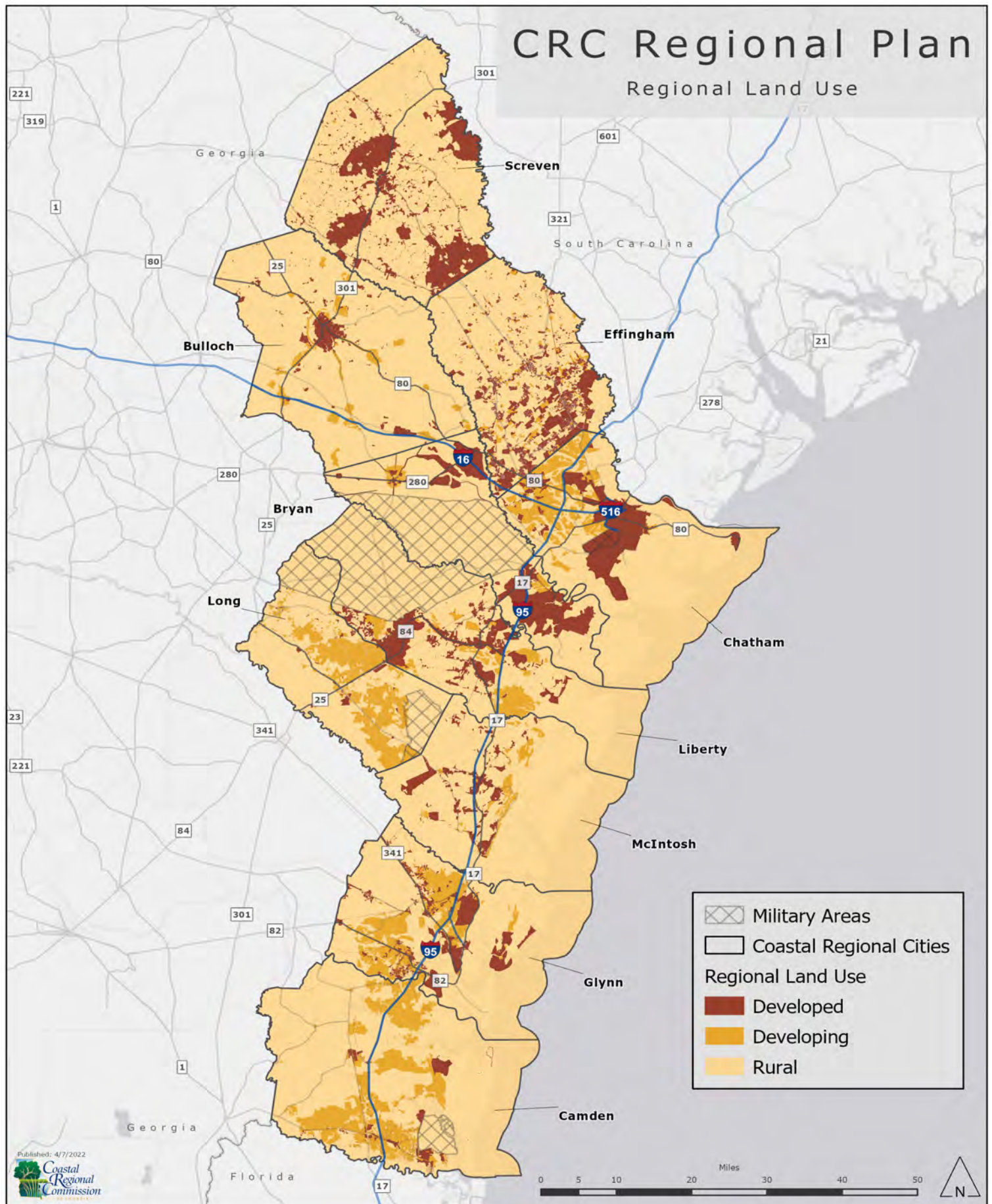
New development should be planned with mixed uses, blending residential development with schools, parks, recreation, retail business and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips. Policies should include connectivity and continuity between planned developments. Safe and reliable vehicular and pedestrian or bicycle connections to retail and commercial services as well as internal street connectivity, connectivity to adjacent subdivisions, and multiple site access points are basic elements for establishing quality growth.

**Developed** areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

A coordinated land use and infrastructure planning policy encourages the concentration of new development in and around cities, promoting infill and redevelopment. Local governments should give top priority to repairing and reinvesting in existing infrastructure such as roads, water, sewer, and utilities, by fixing and maintaining what exists. Funding for expansion, growth, and new purchases is limited and such a strategy helps communities avoid subsidizing sprawl. Exercising this approach promotes reinvestment in blighted areas and combats disappearing rural scenery. It also avoids excessive costs in providing public services and facilities for developments outside of urban boundaries.

# Regional Land Use Map

The following map is intended to serve as guidance for land use decisions in the region.

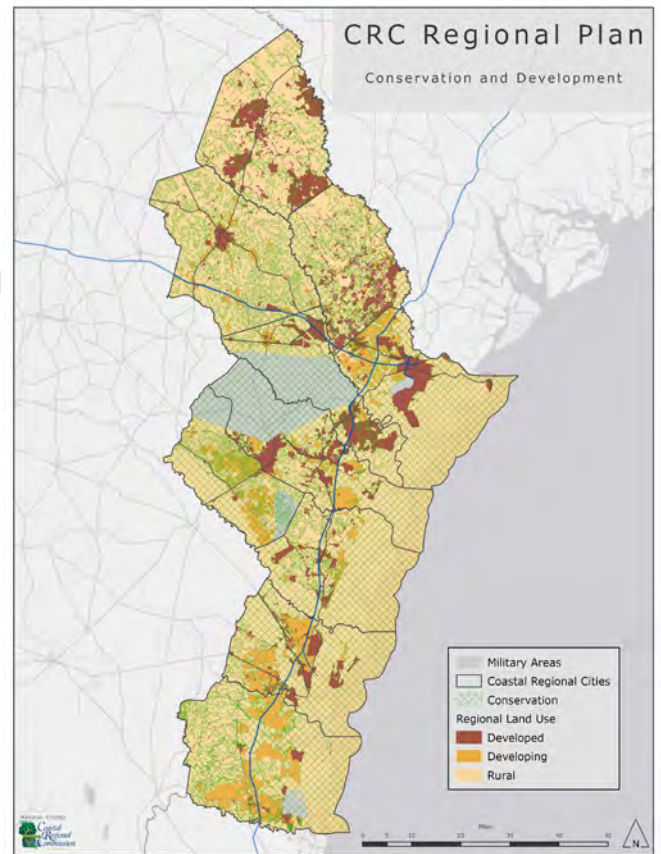


## Conservation and Development Map

The Conservation and Development map adds a fourth layer to the Regional Land Use Map: Conservation. Conservation areas are to be preserved in order to protect important regional resources or environmentally sensitive areas of the region. The Conservation layer includes the critical green infrastructure identified in the CRC's Regional Resource Plan.

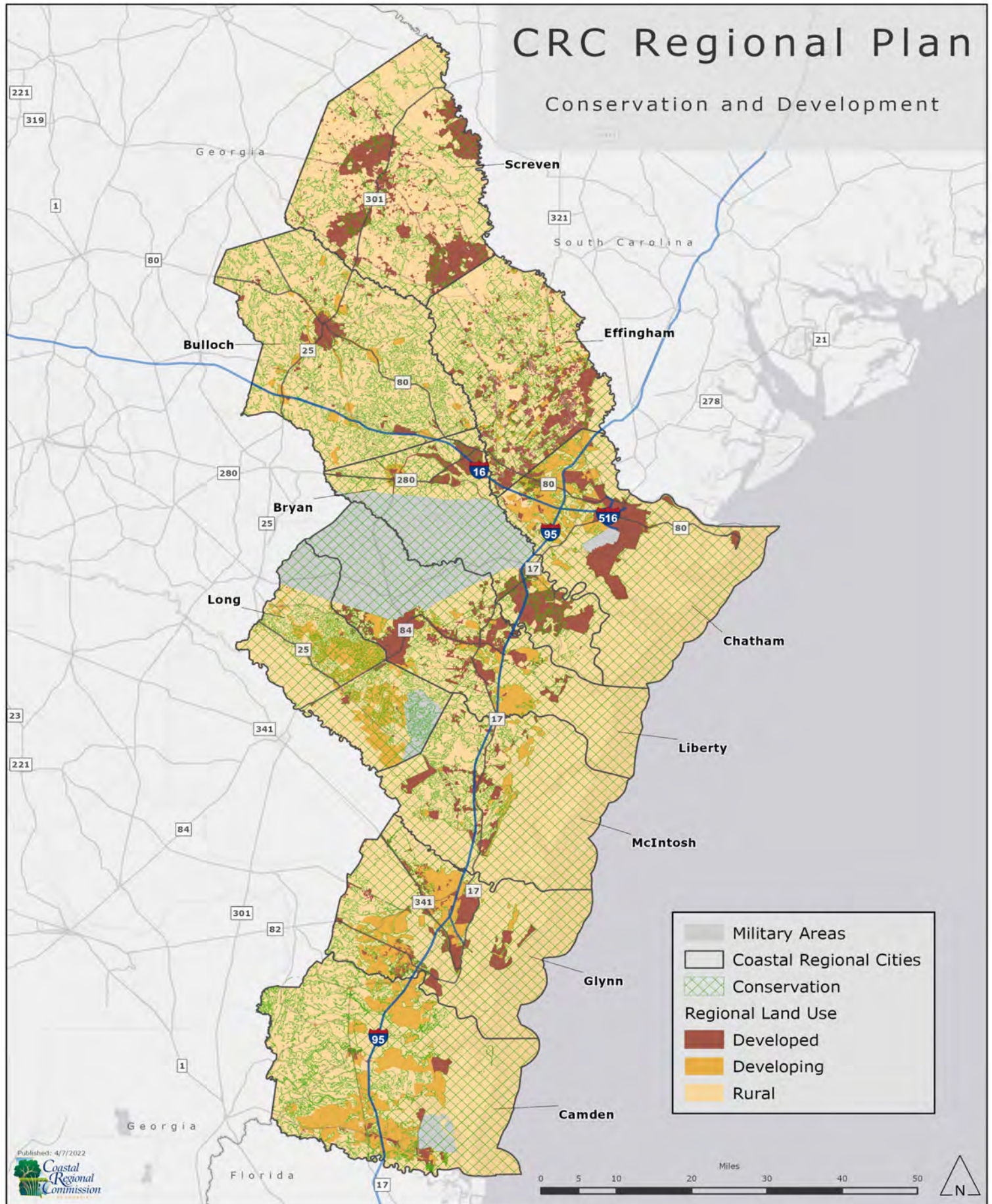
Primary conservation areas include, but are not limited to, wetlands, flood plains, streams, endangered species and critical habitat and prime agricultural lands, federal or state listed species. Conservation areas include essential buffers along streams and wetlands, and water bodies that require riparian buffers.

Identifying and preserving coastal Georgia's Green Infrastructure network will support biodiversity and functional ecosystems, protect native plant and animal species, lessen the disruption to natural landscapes, limit invasive species, which in turn will enhance and support water quality, provide for quality growth land use planning, support the implementation of stormwater management plans and regulations, encourage the creation of transportation corridors and connections, foster ecotourism, tourism and outdoor recreation, enhance the business climate, and ensure a high quality of life for coastal residents.



# Conservation and Development Map

The following maps are intended to serve as guidance for land use decisions in the region.



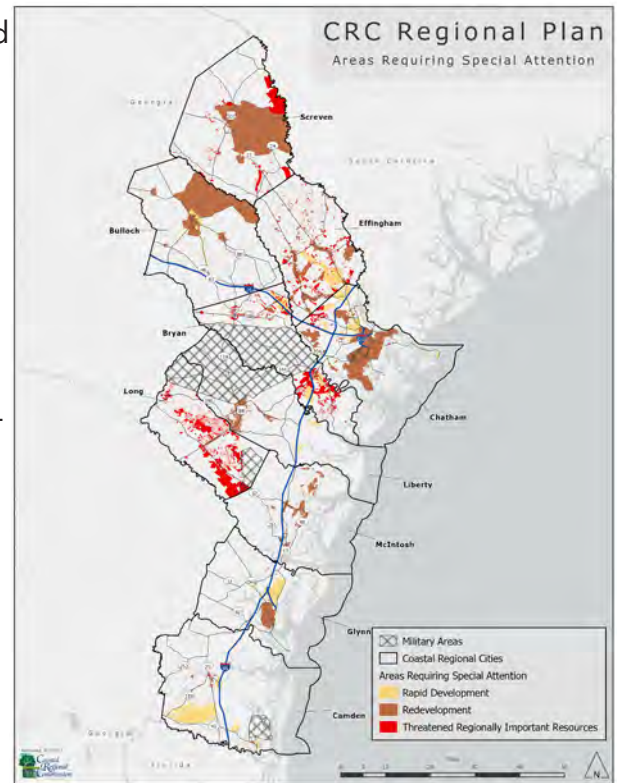
## **Areas Requiring Special Attention Map**

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- Areas where crucial natural or cultural resources are likely to be impacted by development
- Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation
  - Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness

The Areas Requiring Special Attention (ARSA) Defining Narrative includes lists of:

- Recommended Development Patterns
- Types of Land Uses, and
- Implementation Measures



## **Threatened Regionally Important Resources**

A Regionally Important Resource is defined as a natural or historic resource that is of sufficient size or importance to warrant special consideration by the local governments having jurisdiction over that resource. In 2012, the CRC prepared a Regional Important Resources plan, which detailed and mapped these resources. The Threatened Regionally Important Resources layer indicates where Regionally Important Resources exist within an area that is defined as Developed or Developing according to the Regional Land Use Map. This indicates that development could potentially endanger these resources.

Coastal Georgia's Regionally Important Resources include:

- the green infrastructure network
- groundwater recharge areas
- wetlands
- priority forest areas
- the Gullah Geechee Cultural Heritage Corridor
- floodplains, watersheds, and protected river corridors
- military reservations
- cultural and historic resources
- high pollution susceptibility areas, and
- conservation areas

## ***Desired Development Patterns***

- Passive recreation and parks, conservation, rural and low-density development, trail systems
- Clustering development to preserve open space
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as

amenities that shape the identity and character of developments in this area

- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts
- Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources
- Areas of protected open space should follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural, and recreational amenities
- Green Infrastructure shall be considered first in the planning process and in reviewing comprehensive plans, zoning, development review processes and performance standards
- Very low impact activities with limited impervious surfaces
- Conservation or preservation of a land area for the sake of recreational, ecological, environmental, aesthetic, or agricultural interests
- Designated areas, zoning districts or overlays where development is limited or controlled to create undeveloped areas of land

### *Desired Land Uses*

- Recreation and conservation uses
- Parks and preserves
- Managed networks of natural lands
- Working landscapes
- Other open spaces that conserve ecosystem values and functions
- Agricultural working lands
- Trails, picnic areas, and other recreational features
- Cultural and historic sites
- Low-density residential
- Nature preserves
- Open space, natural landscape, and vegetation predominate over the built environment



### *Implementation Measures*

- Establish green infrastructure planning as the first step in the land-use planning and design process
- Identify the key physical, natural, ecological, landscape, historical, access and recreational assets that contribute to the functionality of the green infrastructure network
- Coordinate green infrastructure planning with planning for gray infrastructure — roads, bike trails, water, electric, telecommunication and other essential community support systems
- Identify new and enhanced assets required to improve the functionality of a green infrastructure network - including opportunities for landscape and habitat enhancement, and the provision of new green spaces and green links
- Provide guidance such as Green Growth Guidelines (G3) for developers and planners on the integration of green infrastructure into development plans
- Provide a strategic framework for the implementation of a connected and multi-functional green infrastructure network of wildlife
- Adopt an ordinance to protect groundwater recharge areas

- Locate, identify, and plug abandoned wells or other potential surface pollution sources
- Analyze the susceptibility of the natural setting where ground water occurs
- Inventory existing potential sources of groundwater contamination
- Classify the relative vulnerability of ground water to contamination events
- Designate areas that are most at risk to contamination events
- Minimize activities and conditions that pose contamination risks
- The use of porous pavement, concrete, turf blocks and other innovative technologies shall be encouraged as a method of protecting aquifer recharge
- Purchase or secure conservation easements on significant aquifer recharge lands
- Maintain pre-development net retention in a manner that protects ground and surface water quality within a high aquifer recharge area or in areas most vulnerable to contamination
- Preserve large contiguous blocks of open space and natural resource areas such as recharge areas, wetlands and wildlife habitat
- Identify and map preferred growth areas in comprehensive plans and zoning ordinances, as well as sensitive natural areas lands where development should be avoided
- Require new development projects to provide a system of connected open space that includes greenway, trails, recreational nodes, and green infrastructure in proximity to new residents
- Plan for parks and preserved lands in coordination with other systems
- Adopt Open Space Standards as an action program to implement an open space policy framework
- Review proposals for new residential development to ensure each project complies with minimum standards for park land dedication
- Develop a trails system that provides for maximum connectivity, so that trails are linked for greater use as recreational and travel routes

## **Rapid Development**

The Rapid Development designation indicates where rapid development or change of land uses are likely to occur, especially where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.

The building and maintaining of public infrastructure (water systems, sewers, and roads) absorbs a substantial amount of public resources. Prioritizing where to build or maintain infrastructure affects the economic health, the environmental quality, and social equity of the region.

Local governments should coordinate the provision of the following facilities and services concurrent with the needs of the existing and future land uses: drainage, solid waste, potable water, sanitary sewer, recreation, roadways, public transportation, and public school facilities.

Public facilities and utilities should be located to: (1) maximize the efficiency of services provided; (2) minimize their cost; and (3) Minimize their impact on the natural environment.

Co-locating important infrastructure such as sewage, water, gas, and cable lines underneath planned trails, as an example, could serve an important dual purpose. Not only could this help pay for the cost of building trails, it could also bring important services - such as high-speed internet - to rural areas.

## *Desired Development Patterns*

- Define where growth is to occur and where public services will not be extended
- Traditional downtown areas maintained as the focal point of the community. These community focal points should be attractive, mixed-use, pedestrian friendly places where people choose to

gather for shopping, dining, socializing, and entertainment

- Location of higher-density attached housing near commercial centers or along arterial roads, and single-family detached housing elsewhere in the neighborhood
- Use of village centers in new developments that accommodate residents' commercial and service needs
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly
- New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling
- Urban growth or service boundary that discourage/prohibits development outside border
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development
- Developments that have easy access to nearby transit, shopping, schools, and other areas where residents travel daily
- Distribution of affordably-priced homes throughout locality/region
- Mixed use centers that increase the inclusion of commercial, residential, and institutional uses which create more livable spaces
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations
- Residential developments that incorporate "corner commercial" sites, such as dry cleaning or convenience grocery, or similar retail services.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape identity and character of the development
- Integrating appropriate mixed-use and/or housing development with new school construction to increase walkability and reduce trip generation

### *Desired Land Uses*

- High-density residential
- Suburban residential
- Commercial (office and retail)
- Mixed-use
- Light industrial/warehouses
- Public/institutional
- Natural, Cultural, and Historic areas
- Parks and trails
- Recreational facilities linked to residential communities



### *Implementation Measures*

- Control sprawl by directing development to sites with access to existing infrastructure
- Provide services equitably throughout the region
- Develop strategies for alternative water supplies, and subsequent waste management strategies, that involve a regional concept for either the land disposal or sea disposal
- Develop standardized protocol to forecast water needs to meet reasonable future water demands throughout the region
- Adopt an Adequate Public Facilities Ordinance (APFO) which addresses the link between land

use planning, capital improvements planning, and zoning

- Require new development to locate where public facilities and infrastructure have capacity
- Identify in comprehensive plans a land use plan that reflects where adequate facilities exist, and where facilities will be added at a later date to allow for growth
- Adopt in comprehensive plans, or through a capital improvement element, a plan for staging infrastructure growth to accommodate growth tied to specific “level of service” measurements
- Set a threshold level of service for each type of infrastructure that communities within the region will commit to maintain
- Connect existing wastewater treatment facilities and send effluent to larger treatment facilities
- Meet tertiary effluent standards and maximize beneficial use of the effluent in new wastewater treatment facilities
- Identify general locations of future wastewater treatment plans based on proximity to suitable effluent disposal sites
- Prioritize future wastewater treatment plants by need and by level of treatment required
- Place higher priority on wastewater treatment plants having less stringent effluent limits since more stringent effluent limits translate to higher wastewater treatment costs
- Reduce vehicle miles traveled (VMT) by linking transportation planning and land use planning

## **Redevelopment**

The Redevelopment designation indicates where redevelopment is currently ongoing or is needed. Determinants of need for redevelopment may include:

1. The need for significant improvements to aesthetics or attractiveness (e.g., strip commercial corridors, aging developments, etc.);
2. The potential for infill development (e.g., scattered vacant sites, large abandoned structures, sites that may be environmentally contaminated, etc.);
3. Levels of poverty and/or unemployment that is substantially higher than the region as a whole, indicating significant disinvestment (e.g., areas identified as Opportunity Zones, Enterprise Zones, Urban Redevelopment Areas, Revitalization Area Strategies, or similar planning documents); or
4. Other metrics identified later by the Coastal Regional Commission.

## *Desired Development Patterns*

- Infill development on vacant sites in currently urbanized areas
- Redevelopment of urban areas where urban services and facilities have capacity to accommodate additional demand
- A variety of housing types with a broad range of housing costs allowing for the integration of differing age groups and socioeconomic classes
- Neighborhood commercial intended to provide for limited commercial uses within easy walking and biking distance of residential neighborhoods
- Compact development and site design
- Accommodate alternative transportation modes
- Connected street patterns
- Mixed-use zoning
- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood
- Redevelopment of older strip commercial centers in lieu of new construction further down the

strip

- New development matching typical densities of older center of community
- Infill development on vacant sites closer to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites
- Urban growth or service boundary that discourage/prohibits development outside border
- Well-designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc.)
- Street layouts that match those in older parts of community and connect to the existing street network at many points
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability
- New housing opportunities that are created out of former, underused commercial, warehouse, or industrial spaces
- New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center
- Addition of new uses to single-use sites (e.g. restaurants and shopping added to office parks)
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas
- Brownfield redevelopment that converts formerly industrial/ commercial sites to mixed-use developments
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets
- Infill development on vacant or under-utilized sites
- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points
- Reuse of existing vacant or underutilized structures (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities

### *Desired Land Uses*

- Single family
- Two family
- Multi-family
- Group Homes
- Mixed-Uses
- Neighborhood Commercial
- Light Commercial – restaurants, lodging, Bed and Breakfast
- Community Scale Businesses



- Retail
- Professional Offices
- Various housing types
- Variety of densities with a mix of non-residential uses (neighborhood office, commercial, institutional, recreation) to meet the needs of the community and surrounding single-purpose residential communities
- Single family, two-family, multi-family
- Group homes
- Mixed-Uses and Neighborhood Commercial
- Light Commercial – restaurants, lodging, Bed and Breakfast Inns
- Community scale businesses and retail

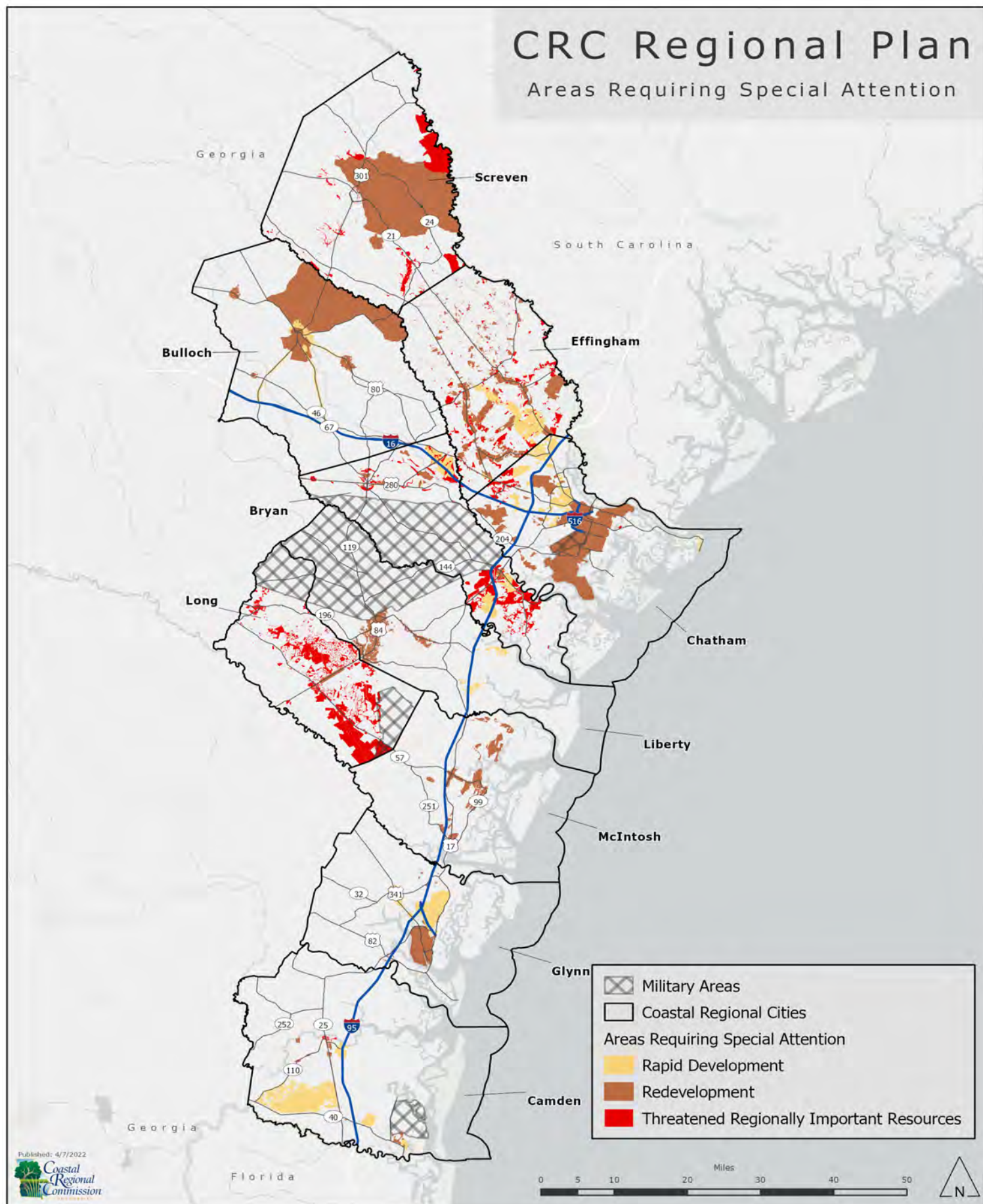
### *Implementation Measures*

- A development code “audit” to identify barriers to infill and redevelopment
- Allow significant density and height
- Allow a mix of uses and housing types
- Reduce parking requirements as much as possible
- Adopt form-based codes to guide the general appearance of new development without restricting density, allowing more flexibility for developers
- Adopt design guidelines to enable more detail about the look of new development and preserve local history and character
- Allow small lot development (5,000 square feet or less) for some uses
- Conduct an inventory of vacant sites and buildings that are available for redevelopment and/or infill development
- Plan for nodal development concentrated near intersections rather than spread along a major road
- Adopt mixed-use zoning which can be accomplished through zoning overlays
- Adopt or revise codes so zoning does not separate commercial, residential, and retail uses in every district
- Adopt ordinances allowing neo-traditional development “by right” so developers do not have to go through the variance process



# Areas Requiring Special Attention (ARSA) Map

The following maps are intended to serve as guidance for land use decisions in the region.





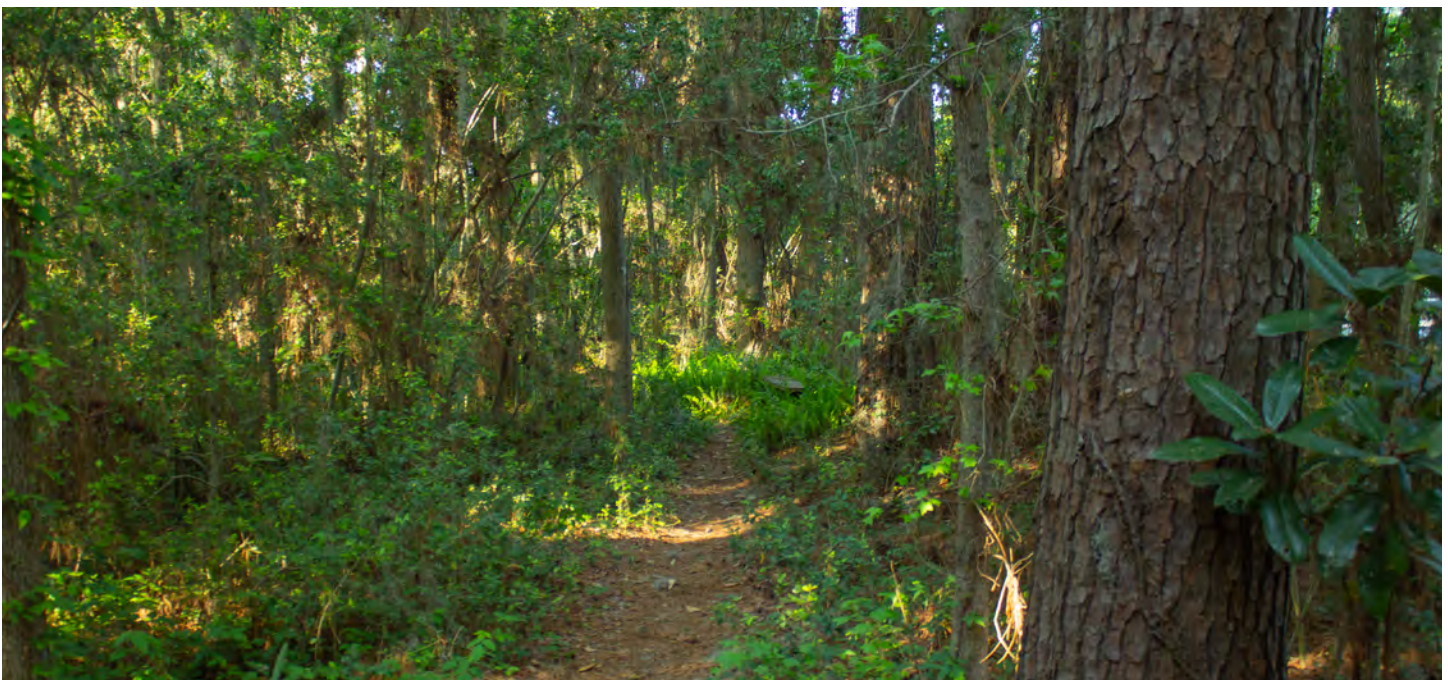
# Needs and Opportunities

*The **Regional Needs and Opportunities** section explores areas in which needs are present as well as opportunities to be utilized to achieve future regional goals. Within this section, items colored with their respective vision are identified as priorities and those items directly correlate to strategies and actions in the “Implementation Program” section of the Regional Plan.*

# SUSTAINABLE NATURAL AND CULTURAL RESOURCES



Needs		Opportunities	
NCR 1	Preserve community character and architectural heritage	NCR 12	Regional GIS inventory of historic sites
NCR 2	Restore aging and un-kept historic properties	NCR 13	Adaptive reuse strategies to preserve historic structures
NCR 3	Protect environmentally sensitive and ecologically valuable resources	NCR 14	Local ordinances that protect historic sites and structures
NCR 4	Additional land cover and tree canopies	NCR 15	Tax incentives for National Register of Historic Places properties
NCR 5	Additional natural vegetation that buffers marshlands	NCR 16	Support Historic Preservation Division's Certified Local Government designation
NCR 6	Adequate marshland setbacks	NCR 17	Increase environmental conservation and historic preservation training and education
NCR 7	Limit development pressure, intensity, and density of land uses on developed islands	NCR 18	Regionally uniform policies that protect environmentally sensitive resources
NCR 8	Invest in green infrastructure	NCR 19	Encourage local adoption of tree protection ordinances
NCR 9	Development practices that encourage preservation or conservation of on-site cultural and natural resources	NCR 20	Conservation easements or acquisition to maintain unprotected barrier islands and hammocks
NCR 10	Mitigate port development pressure on natural resources	NCR 21	Incorporate sea level adaptation into the local planning process
NCR 11	Prevent saltwater intrusion into groundwater	NCR 22	Raise awareness regarding the impact of regulations, ordinances, and land use decisions on water quality.



# HEALTHY LIVABLE COMMUNITIES



Needs		Opportunities	
HLC 1	Adequate and equitable supply of attainable housing	HLC 13	Amend zoning laws to support diverse, attainable housing
HLC 2	Walkable communities	HLC 14	Develop and implement affordable housing plans
HLC 3	A region-wide “aging readiness” assessment	HLC 15	Secure funding to construct and rehabilitate homes
HLC 4	Equitable access to health care services in rural, urban, and suburban area	HLC 16	Seek funding to support sidewalk projects
HLC 5	Resources to properly address growth pressures	HLC 17	Educate local governments on Smart Growth principles
HLC 6	Uniform development regulations	HLC 18	Work with AARP to become an Age-friendly Region
HLC 7	Land use policies that limit urban sprawl	HLC 19	Implement Impact Fees to shift service expansion burden to developers
HLC 8	Effective and widely used DRI process	HLC 20	Work with stakeholders to improve the DRI
HLC 9	Mitigate port development pressure on property values	HLC 21	Coordinate with local governments to develop modern websites
HLC 10	Adequate broadband service		
HLC 11	Modern local government websites		
HLC 12	A regional all-hazard plan to prepare and respond to a catastrophic event		



# PROSPEROUS ECONOMY



Needs		Opportunities	
PE 1	Attract higher paying manufacturing jobs	PE 12	Develop, maintain, and implement a Comprehensive Economic Development Strategy
PE 2	More economic opportunities for rural communities	PE 13	Create a regional CEDS Steering Committee for plan implementation
PE 3	Increased economic diversification	PE 14	Provide grant services to secure funding for development
PE 4	Expand technical education and training opportunities	PE 15	Market existing industrial parks with the infrastructure
PE 5	Resources for locally owned retail stores	PE 16	Encourage redevelopment of neglected areas under Georgia's Urban Redevelopment Act
PE 6	Support programs for entrepreneurs and minority-owned businesses	PE 17	Support fisheries and silviculture through state and federal programs
PE 7	Protect regionally important industries like silviculture and fisheries	PE 18	Enact zoning ordinance that maintain undeveloped land for forestry and agricultural purposes
PE 8	Increased water capacity to support growth	PE 19	Participate in Georgia Department of Economic Development job training programs
PE 9	Remediate and develop brownfield sites in the region	PE 20	Incentivize and support developments that rehabilitate existing brownfield sites
PE 10	Implement regional economic development plans		
PE 11	Increased collaboration among regional stakeholders to support economic development		



## ENHANCED INFRASTRUCTURE



Needs		Opportunities	
EI 1	Quality of water and increased supply	EI 10	Encourage regional watershed management
EI 2	Mitigate port development pressure on infrastructure	EI 11	Encourage a regional approach to water services
EI 3	Coordinate land use and transportation planning	EI 12	Development and implementation of a Regional Water Plan
EI 4	Address aging and deteriorating transportation infrastructure	EI 13	Creation of regional water and sewer authorities
EI 5	Pedestrian and bicycle paths should safely link community facilities and businesses	EI 14	Regional coordination to address technology and cybersecurity issues
EI 6	Diverse transportation options	EI 15	Connect subdivisions to create a better roadway network
EI 7	More funding for transportation improvements	EI 16	Improve regional coordination to increase transit ridership and connectivity
EI 8	Fixed route transit for smaller cities in the Coastal Region	EI 17	Identify and secure funding to develop the East Coast Greenway
EI 9	Adequate infrastructure for hazard mitigation	EI 18	Develop a regional hazard mitigation plan





# **Implementation Program**

## **Implementation Program**

The implementation program establishes a plan for accomplishing the aims of the regional plan. Successful implementation of the plan requires both coordination of local governments and effective action by the Regional Commission. The first portion of the implementation program, the performance standards, set thresholds for achievement for local governments. The second portion, the regional work program, identifies a set of action items that CRC staff will attempt to accomplish in the next 5 years.

### **Regional Plan Performance Standards**

The local government performance standards are a way for the region to coordinate local governments toward achievement of the regional plan goals. Achievement of performance standards is determined for each category according to thresholds of points scored. There are two categories of performance standard thresholds: minimum and excellence. Excellence thresholds are the same for all local governments. Minimum thresholds fall into three categories based on population size of local governments: small (fewer than 1,000 residents), medium (1,000-5,000 residents), and large (greater than 5,000 residents). Population size is determined by the most recent American Community Survey or Census data. Compliance with minimum performance standards is a requirement for the PlanFirst designation.



## **Water & Wastewater**

***Minimum Standard: 3 points for small, 5 for medium, 6 for large***

***Excellence Standard: 10 points***

### **1 point**

1. During the comp plan process, assess the number of community water and sewer systems and their impact on the environment and the ability of jurisdictions to provide public systems in the future. Adopt a rate structure or ordinance to promote water conservation.
2. Require proper siting, design, construction, use, and maintenance of decentralized wastewater treatment, or ISTS (Individual Sewage Treatment Systems).
3. Consider Sea Level Rise (SLR) and rising water tables when approving ISTS.
4. For rural communities, allow alternative wastewater technologies such as small-diameter gravity, pressure, and vacuum systems.

### **2 points**

1. Conduct a survey of and keep a current inventory of private and community wells.
2. Develop and implement a community well and septic inspection and monitoring program, with test results sent to local health departments and building permit departments.
3. Require an analysis of the impacts of new community wells and septic systems on future public service delivery strategies.
4. Adopt ordinances requiring a local maintenance and operation bond for all private community water and wastewater treatment systems.
5. Seek designation of a Water-Smart, Water-First and/or Water Sense Community.
6. Require private water and sewer systems to apply the same construction and materials standards for their collection and distribution systems as public systems, to avoid the risk of failure if these systems are later connected to the public system.
7. Become a Community Rating System (CRS) community.

## **Stormwater**

***Minimum Standard: 4 points for small, 6 for medium, 9 for large***

***Excellence Standard: 12 points***

### **1 point**

1. Adopt the Coastal Stormwater Supplement to the Georgia Stormwater Management Manual.
2. Encourage low impact development techniques to minimize the quantity and improve the quality of runoff.
3. Require that new developments control stormwater runoff to pre-clearance and development rates, and do not negatively impact watersheds.
4. Adopt a watershed stormwater management plan.
5. Perform water sampling on impaired waterways.

### **2 points**

1. Develop an inspection and maintenance program for public and private stormwater manage-

ment systems.

2. Adopt standards or ordinances that provide incentives for developments that utilize low impact design, follow green growth guidelines, or follow other quality growth approaches.
3. Adopt standards or ordinances that require developments to minimize the impervious area.
4. Implement a stormwater utility with revenues to inspect and maintain stormwater systems.
5. Assess the potential benefits of a property tax surcharge on new development restricted for the maintenance of detention and retention facilities installed as part of the approved development. Connect stormwater detention facilities in contiguous developed areas.
6. Preserve greenspace and large contiguous areas of open space for flood waters and carbon sequestration.
7. Establish a countywide/multijurisdictional stormwater working group to exchange ideas and issues.

## **Transportation**

***Minimum Standards: 2 points for small, 4 for medium, 6 for large***

***Excellence Standard: 8 points***

### ***1 point***

1. Require a comprehensive transportation impact assessment for all developments that meet or exceed identified thresholds based on professionally identified sources, as established by ordinance of local governments.
2. Require mitigation of significant transportation impacts from developments by implementing traffic impact fee systems based on the number of vehicle trips expected to be generated by developments.
3. For jurisdictions with higher population and employment densities, set thresholds and guidelines for appropriate pedestrian and bicycle facility requirements.
4. For areas without urban transit, prepare a transit feasibility study. For areas with urban transit, prepare a transit development plan consistent with comprehensive plan growth projections.
5. Maintain a transportation plan (alone, in the comprehensive plan or with an MPO) that identifies needs and priorities for road improvement, sidewalks and multi-use paths based on demand and maintenance concerns.
6. Coordinate urban transit proposals with Coastal Regional Coaches or another transit agency to provide new connections.
7. Acquire a pavement management system to allow for fair and equitable plans for road improvements.

### ***2 points***

1. In downtown or urban areas, require Complete Streets design practices to better integrate the road and its design.
2. Implement street connectivity between residential developments within half a mile of each other to increase the number of street connections in a neighborhood to improve access and mobility.
3. Encourage transit-oriented developments in areas with transit service.
4. Provide pedestrian and bicycle connectivity between residential developments within one mile

of each other.

5. Adopt access management guidelines (parking, curb cuts, etc.) and design standards for major roadways.
6. Implement special local option sales tax (SPLOST) programs that dedicate all or a portion of revenues to transportation improvements.
7. Utilize impact fees to address transportation issues created by new development.
8. Evaluate SLR impacts on transportation systems including roads, bridges, and related infrastructure systems.
9. Adopt a complete streets ordinance.
10. Provide Electric Vehicle charging stations.
11. Perform a municipal greenhouse gas emissions inventory of city-owned properties and fleet systems.

## **Cultural & Historic Resources**

***Minimum Standard: 3 points for small, 6 for medium, 9 for large***

***Excellence: 12 points***

### ***1 point***

1. Develop a comprehensive inventory of cultural, archaeological and historic resources, as well as important cultural and historical viewsheds (as defined by each local government).
2. Develop a process to evaluate cultural and historic resources identified in the Regionally Important Resources Plan during the land development process.
3. Adopt an ordinance to require identification and evaluation of cultural, archaeological, and historic resources prior to development by a qualified professional historian.
4. Identify cultural and historic resources eligible for the National Register of Historic Places.
5. Consider property tax incentives if such properties are placed on the Register.
6. Require mitigation to significant resources impacted by development.
7. Adopt design guidelines that protect viewsheds of significant cultural and historic assets.
8. Participate in assisting and identifying sites and historical data associated with the Gullah/Geechee culture for the benefit and education of the public.
9. Seek designation as MainStreet or Better Hometown Community.
10. Promote adaptive reuse for historic resources under threat of decay or demolition.

### ***2 points***

1. Adopt a historic preservation ordinance under the Georgia Historic Preservation Act that establishes a Historic Preservation Commission and a process for designating local historic districts and properties.
2. Adopt an archaeology ordinance.
3. Restrict incompatible features from encroaching upon important cultural, archaeological, and historic viewsheds.
4. Require mitigation/minimization measures for all cultural, archaeological, and historic resources damaged during the land development process.

5. Seek State and national designation for landmark properties and/or local historic districts.
6. Incorporate the appropriate treatment of historic resources into the disaster preparedness plan.
7. Establish a process for preservation of historically and culturally significant properties for preservation.
8. Become a Certified Local Government by the Georgia Historic Preservation Division (HPD) and the National Park Service.
9. Maintain full-time historic preservation staff, or work with other jurisdictions and DNR to provide historic preservation services to the community.
10. Add a cultural and historic resources section to the comprehensive plan detailing community resources and planned efforts to preserve them.

## **Natural Resources**

***Minimum Standard: 5 points for small, 8 for medium, 11 for large***

***Excellence Standard: 14 points***

### ***1 point***

1. Develop a comprehensive assessment and resource management plan which includes an inventory of significant natural resources and viewsheds.
2. Develop an ordinance consistent with the resource management plan to require examination of tracts prior to development that identifies and evaluates impacts to significant natural resources (including habitats) and viewsheds.
3. Provide developers a statement of Best Management Practices (BMP's) for protecting natural resources in coastal areas.

### ***2 points***

1. Support programs for public and private acquisition and conservation easements in natural resource areas of special significance with tax and development incentives.
2. Adopt and implement a tree ordinance (with appropriate consideration of silviculture).
3. Require a tree inventory of all native species impacted by development to serve as the basis for a re-planting plan required by a tree ordinance or development codes.
4. Determine the tree canopy percentage threshold that should be maintained within the community (no net loss policy).
5. Provide incentives for shared docks for all new residential development.
6. Provide incentives for the use of best management practices for commercial timber, agriculture, and/or fishing activities.
7. Provide incentives for new development/redevelopment to pursue certification for "green" site planning, construction, and post-construction practices.
8. Have completed a project to restore an environmentally sensitive resource within the past 3 years. Adopt ordinance for the protection of open waters, streams, and wetlands.
9. Adopt sea turtle habitat protection ordinance for areas of known habitation.
10. Adopt a sea level rise adaptation plan based on scientific data recognized by NOAA.
11. Adopt conservation subdivision ordinance to protect environmentally sensitive areas and pro-

mote proper siting.

12. Adopt a clean energy resolution with a specific timeline for the implementation of strategies.
13. Include the clean energy resolution's goals/strategies in the Comprehensive Plan.
14. Add a Natural Resources section to the Comprehensive Plan detailing community resources and planned efforts to preserve them.

## **Regional Growth Management**

***Minimum Standard: 4 points for small, 7 for medium, 9 for large***

***Excellence Standard: 13 points***

### ***1 point***

1. Encourage growth only in those areas that can be efficiently served by water, wastewater, and transportation infrastructure.
2. Include density bonuses and other incentives that encourage the development of affordable housing. Review zoning and building code restrictions that adversely impact the development of affordable housing.
3. Update Floodplain Management Plan.
4. Identify the key physical, natural, ecological, landscape, historical, and recreational assets that contribute to the functionality of the green infrastructure network.
5. Adopt a Memorandum of Understanding with military installations that promote communication and coordination of land use decisions. Support military base buffering programs that control adjacent land growth patterns.

### ***2 points***

1. Adopt design guidelines to support and enhance the desired character of the region.
2. Adopt and implement an ordinance that requires a fiscal impact analysis on public costs and revenues for large scale developments.
3. Adopt and implement an impact fee ordinance in accordance with State law.
4. Adopt and implement architectural and design overlay ordinances for important gateways, corridors, and center city areas.
5. Adopt ordinances that require developers to permanently protect valuable resources or habitat areas, i.e. protection and/or enhancement of forest lands to offset removal of timberlands for development.
6. Adopt ordinances that allow for innovative development while protecting the sense of place as well as natural and cultural resources.
7. Develop and implement a program that encourages use of DCA-recommended BMP's (includes incentives) in all new developments/redevelopment (see <http://www.georgiaplanning.com/coastal/BMP/default.htm>).
8. Implement the development of a "transfer of development rights" (TDR) program, purchase development rights (PDR) and/or planned resource district (PRD) for agricultural lands.
9. Participate in the Community Rating System Program.
10. Adopt minimum uniform land use and development standards.

## **Economic Development**

**Minimum Standard: 4 points for small, 6 for medium, 8 for large**

**Excellence Standard: 12 points**

### **1 point**

1. Provide an inventory of the strategic assets--educational, natural, healthcare, military, types of businesses, etc.--which are important to the local economy.
2. Participate in the development of and contribute to a regional economic development plan in the past 10 years.
3. Provide a current inventory of available sites and buildings suitable for the development of manufacturing, distribution, office and other businesses and for the accurate development of a regional buildings and sites database.
4. Provide an inventory of available sites and buildings suitable for the development of industry and film locations.
5. Support Main Street, Better Hometown and/or Downtown Development Authority efforts.
6. Adopt a zoning ordinance with incentives for the reuse of grayfield or brownfield sites.
7. Regularly conduct Labor Market Information Analysis to determine what industry sectors provide the best match with the local workforce, and what training should be offered to attract more employers.

### **2 points**

1. Participate in entrepreneur friendly community initiatives such as small business incubators.
2. Develop a specific plan for marketing local strategic businesses. Share the plan with economic development partners so they know what the community is seeking.
3. Participate in the regional strategy to address Brownfields.
4. Establish an enterprise or opportunity zone.
5. Establish a downtown development or Main Street development authority.
6. Provide access to professional resources that will assist entrepreneurs in starting new businesses.
7. Ensure reliable broadband access for business growth.
8. Adopt and implement an ordinance that facilitates the cleanup of dilapidated properties.

## **Tourism**

**Minimum Standard: 7 points for small, 9 for medium, 11 for large**

**Excellence Standard: 16 points**

### **1 point**

1. Inventory and describe the natural, historic, cultural, and recreational resource areas that are important for local tourism.
2. Participate in tourism initiatives that promote regional tourism.
3. Implement and financially support the development of the East Coast Greenway, which connects towns and cities to important cultural and natural resources along Georgia's coast.

4. Maintain partnerships with Keep Georgia Beautiful affiliates.

## **2 points**

1. Adopt and implement a new or updated sign control ordinance.
2. Adopt and implement a wayfinding (directional signs) system to attractions/events.
3. Adopt and implement community appearance ordinances for litter control.
4. Implement strategies for enhancing public access to water and natural resources beneficial to tourism while protecting those assets.
5. Support tourism product development and promotion.
6. Include regional assets in local/smaller tourism promotional materials to attract more visitors to smaller sites in an effort to cross-sell the region.
7. Consistently prepare and report local tourism statistics.
8. Identify sites for tourism operations and/or opportunities such as agri-tourism, eco-tourism and heritage tourism.
9. Start a convention and visitors bureau.
10. Start a chamber of commerce.
11. Provide incentives to attract clean energy business and commercial developments.

## **Quality of Life**

***Minimum Standard: 4 points for small, 7 for medium, 9 for large***

***Excellence Standard: 16 points***

## **1 point**

1. Based on the inventory of existing housing assets, build an action plan for improving the community's stock of senior housing and housing for people with disabilities.
2. Allow accessory dwelling units by right in appropriate zones, with conditional approval in others.
3. Allow mixed-use buildings by right in appropriate zones, with conditional approval in others.
4. Create an overlay zone (or development standards) that specifies regulations and permitted uses that address the needs of the senior population and population with disabilities.
5. Adopt incentive-based zoning provisions that require new housing developments to provide affordable housing units for seniors.
6. Provide for a senior center, recreation center, or similar facility that facilitates social interactions.
7. Develop a homelessness action plan.
8. Have a housing code enforcement program.
9. Develop an affordable housing plan.
10. Establish a land bank authority.

## **2 points**

1. Adopt Universal Design/Accessible Building Standards.

2. Develop a comprehensive inventory of existing sidewalks within existing communities and develop a comprehensive program to address facilitation of movement for the elderly.
3. Develop a comprehensive study and inventory related to safe and aesthetic streets in the context of street lighting by striking the balance between safety, aesthetics, and appropriate unobtrusive lighting levels.
4. Retrofit and rezone areas to encourage commercial uses in existing and future neighborhoods that encourage walking or biking and offer convenient goods and services.
5. Implement a community garden, plaza, or neighborhood park with amenities such as seating, lighting, shade and landscaping to make people feel safe and promote social interaction.
6. Create and implement a program to provide incentives to subsidize home modifications to make houses safer for senior citizens and people with disabilities.
7. Achieve Broadband Ready designation from DCA.
8. Achieve Age-Friendly Community designation from AARP.
9. Have performed a housing needs assessment in the last decade.
10. Allow infill housing in local ordinances.
11. Participate in the Safe Routes to School program.
12. Participate in the Georgia Initiative for Community Housing (GICH) program.
13. Create community garden areas and formalize a program.

## **Coastal Vulnerability & Resilience**

***Minimum Standard: 4 for small, 5 for medium, 7 for large***

***Excellence Standard: 10 points***

### ***1 point***

1. Include a section on coastal vulnerability and resilience in local comprehensive plan update.
2. Incorporate Hazard Mitigation Plan into the comp planning process.
3. Develop a post-disaster recovery and redevelopment plan.
4. Complete a community-wide stormwater masterplan and flooding analysis.
5. Adopt a Flood Damage Control ordinance.
6. Develop landscaping standards for redevelopment areas within known hazard areas.
7. Adopt mitigation measures that will increase protection of the floodplain and decrease the potential for flood damage.

### ***2 points***

1. Adopt a Conservation Subdivision Ordinance to encourage more greenspace and less land disturbance within hazard areas.
2. Modify the minimum and maximum density requirements to account for hazard areas.
3. Reduce the minimum street width requirements for residential developments within hazard areas. Discourage clear cutting of trees for development and adopt standards for tree replacement and/or off-site or cooperative venture reforestation where tree removal is necessary for large scale industrial or commercial development important for economic development.
4. Develop an open space master plan.

## **Governance**

**Minimum Standard: 5 for small, 10 for medium, 14 for large**

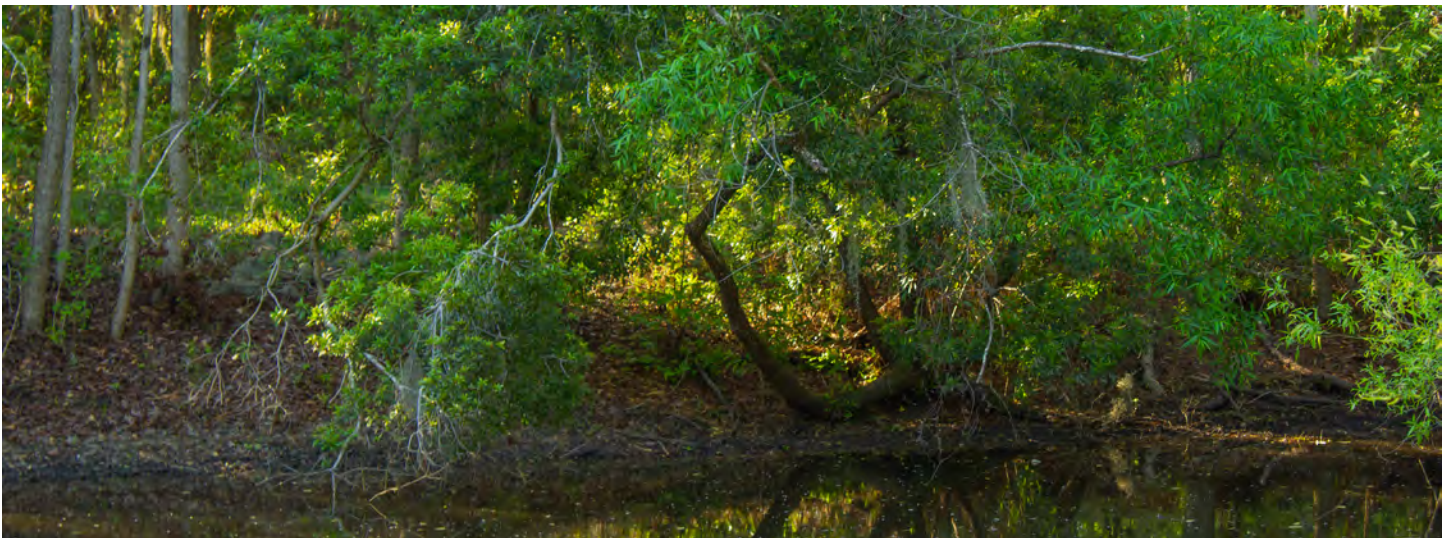
**Excellence Standard: 16**

### **1 point**

1. Consult the character areas or future land use map for all development and land use decisions.
2. Review zoning and subdivision ordinances annually and update as necessary.
3. Review comprehensive plan work program quarterly.
4. Have completed at least half of the comprehensive plan work program.
5. Maintain a regularly-updated capital improvements element for the comprehensive plan.
6. Participate in county-wide intergovernmental forums twice per year.
7. Provide resources available in multiple languages.

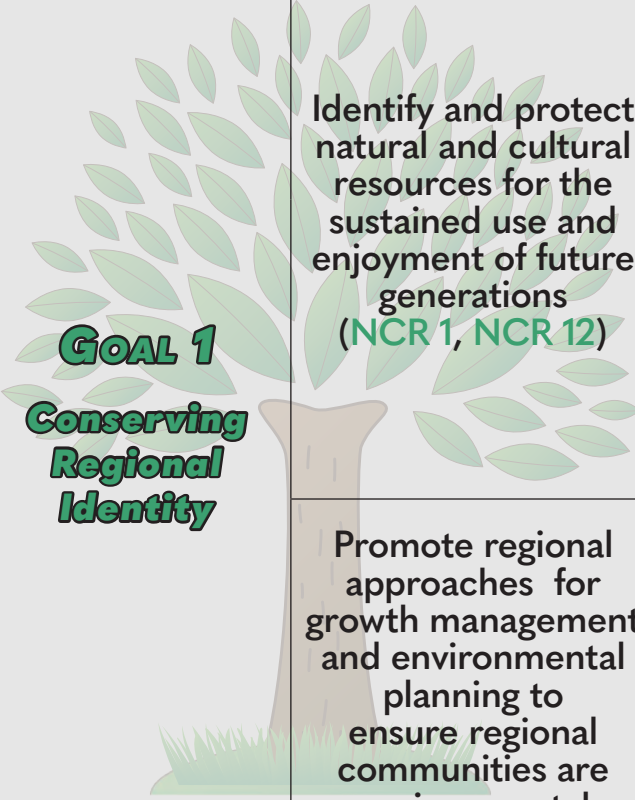
### **2 points**

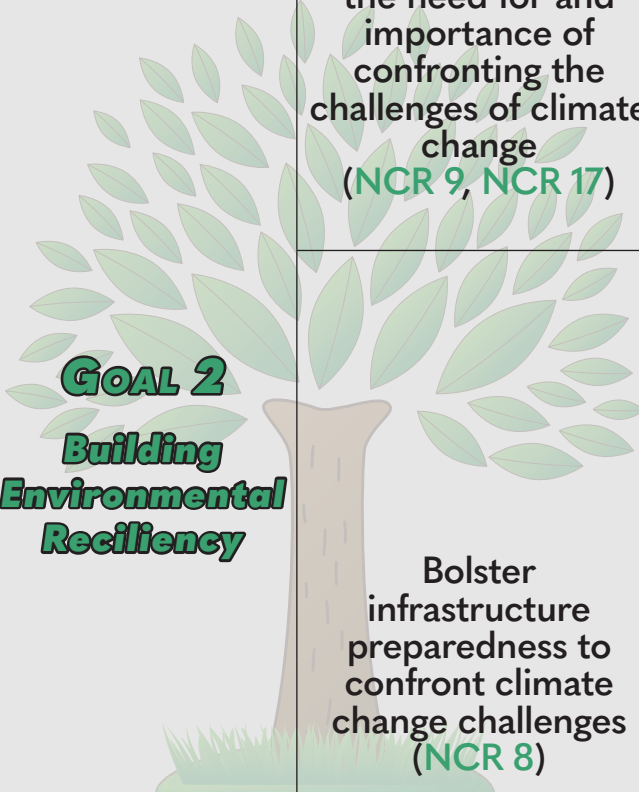
1. Maintain an up-to-date website that provides residents all necessary and useful information, including code and ordinance links and billing.
2. Post ordinances and codes to Municode website.
3. Provide paperless billing options.
4. Staff are available by email and can send and receive attachments.
5. Has a code enforcement officer.
6. If character areas are defined in the comprehensive plan, expand to a Land Use Plan identifying specific areas for future growth or redevelopment.
7. Designate an Urban Redevelopment Area and adopt a plan for the area(s) that addresses deteriorating neighborhoods, housing, blight and blighting influences, and needed public infrastructure like water, sanitary sewer, drainage, parks and community facilities.
8. Enact policies to reduce carbon footprints across city-wide operations.
9. Discourage building in areas projected to be more vulnerable to climate change-related impacts.

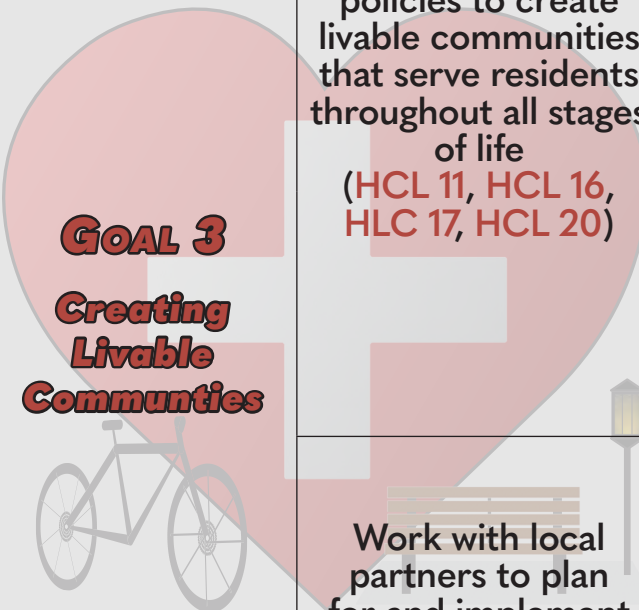


## Coastal Georgia Regional Work Program


The regional work program provides an action plan for the Coastal Regional Commission to implement over the coming five years. It is a way for the public to hold the regional commission accountable to following the plan. Priority needs and opportunities are identified, and strategies are determined to address the priorities. Each strategy includes a set of actions for implementation. Partners, a timeline, and a cost estimate are identified for each activity.

Goal	Strategy	Action	Partners	Timeframe (Cost Estimate)						
Sustainable Natural and Cultural Resources										
 <b>GOAL 1</b> <b>Conserving Regional Identity</b>	Identify and protect natural and cultural resources for the sustained use and enjoyment of future generations (NCR 1, NCR 12)	1.1. Develop a comprehensive and accessible inventory of the region’s natural and historic resources.	<ul style="list-style-type: none"><li>Historical Societies</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2 <b>X</b></td><td>Year 3 <b>X</b></td></tr><tr><td>Year 4 <b>X</b></td><td>Year 5 <b>X</b></td><td>Year 6+ </td></tr></table> (\$5,000)	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+ 
	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>							
	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+ 							
	1.2. Support the Gullah/Geechee Cultural Heritage Corridor by: (a) identifying and mapping sites in the Regionally Important Resources Plan, and (b) provide website development services to promote tourism and historic preservation.	<ul style="list-style-type: none"><li>DNR</li><li>Local Governments</li><li>SEA Grant</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2 <b>X</b></td><td>Year 3 <b>X</b></td></tr><tr><td>Year 4 <b>X</b></td><td>Year 5 <b>X</b></td><td>Year 6+ </td></tr></table> (Staff Time)	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+ 	
Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>								
Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+ 								
Promote regional approaches for growth management and environmental planning to ensure regional communities are environmental sustainability (NCR 18, NCR 21)	1.3. Encourage local communities to consider the Coastal Resilience element of this plan when updating their local comprehensive plans.	<ul style="list-style-type: none"><li>Local Governments</li><li>Environmental Organizations</li><li>DCA</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2 <b>X</b></td><td>Year 3 <b>X</b></td></tr><tr><td>Year 4 <b>X</b></td><td>Year 5 <b>X</b></td><td>Year 6+ </td></tr></table> (Staff Time)	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+ 	
Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>								
Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+ 								

Goal	Strategy	Action	Partners	Timeframe (Cost Estimate)						
Sustainable Natural and Cultural Resources										
 <b>GOAL 2</b> <b>Building Environmental Resiliency</b>	Educate regional communities about the need for and importance of confronting the challenges of climate change (NCR 9, NCR 17)	2.1. Partner with DNR to revive the Coastal Training Program to cover basic environmental training for local government officials.	<ul style="list-style-type: none"><li>DNR</li><li>Local Governments</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2 <b>X</b></td><td>Year 3 <b>X</b></td></tr><tr><td>Year 4 <b>X</b></td><td>Year 5 <b>X</b></td><td>Year 6+ </td></tr></table> (Staff Time)	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+ 
	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>							
	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+ 							
Bolster infrastructure preparedness to confront climate change challenges (NCR 8)	2.2. Host at least two workshops on green infrastructure for regional leaders.	<ul style="list-style-type: none"><li>Local Governments</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2 </td><td>Year 3 <b>X</b></td></tr><tr><td>Year 4 </td><td>Year 5 </td><td>Year 6+ </td></tr></table> (\$2,000)	Year 1 <b>X</b>	Year 2 	Year 3 <b>X</b>	Year 4 	Year 5 	Year 6+ 	
	Year 1 <b>X</b>	Year 2 	Year 3 <b>X</b>							
Year 4 	Year 5 	Year 6+ 								
	2.3. Include green infrastructure elements grant projects where appropriate.	<ul style="list-style-type: none"><li>Funding Agencies</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2 <b>X</b></td><td>Year 3 <b>X</b></td></tr><tr><td>Year 4 <b>X</b></td><td>Year 5 <b>X</b></td><td>Year 6+ </td></tr></table> (Staff Time)	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+ 	
Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>								
Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+ 								

Goal	Strategy	Action	Partners	Timeframe (Cost Estimate)						
Healthy Livable Communities										
<div>GOAL 3</div> <div>Creating Livable Communities</div> 	Promote planning principles and policies to create livable communities that serve residents throughout all stages of life (HCL 11, HCL 16, HLC 17, HCL 20)	3.1. Pursue AARP's Age-Friendly designation for the region and incorporate the Domains of Livability into the CRC's planning process.	<ul style="list-style-type: none"><li>AARP</li></ul>	<table><tr><td>Year 1 X</td><td>Year 2</td><td>Year 3</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr></table> (Staff Time)	Year 1 X	Year 2	Year 3	Year 4	Year 5	Year 6+
		Year 1 X	Year 2	Year 3						
	Year 4	Year 5	Year 6+							
	3.2. Host two workshops on Smart Growth principles for local leaders and officials.	<ul style="list-style-type: none"><li>Local Governments</li></ul>	<table><tr><td>Year 1</td><td>Year 2 X</td><td>Year 3</td></tr><tr><td>Year 4 X</td><td>Year 5</td><td>Year 6+</td></tr></table> (\$2,000)	Year 1	Year 2 X	Year 3	Year 4 X	Year 5	Year 6+	
	Year 1	Year 2 X	Year 3							
Year 4 X	Year 5	Year 6+								
3.3. Assist local governments with developing modern websites that expand civic participation options and offer online service payment.	<ul style="list-style-type: none"><li>Local Governments</li></ul>	<table><tr><td>Year 1 X</td><td>Year 2 X</td><td>Year 3 X</td></tr><tr><td>Year 4 X</td><td>Year 5 X</td><td>Year 6+</td></tr></table> (\$15,000)	Year 1 X	Year 2 X	Year 3 X	Year 4 X	Year 5 X	Year 6+		
Year 1 X	Year 2 X	Year 3 X								
Year 4 X	Year 5 X	Year 6+								
3.4. Develop a regional housing study to capture data for existing housing and project future needs.	<ul style="list-style-type: none"><li>Local Governments</li></ul>	<table><tr><td>Year 1 X</td><td>Year 2 X</td><td>Year 3</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr></table> (\$40,000)	Year 1 X	Year 2 X	Year 3	Year 4	Year 5	Year 6+		
Year 1 X	Year 2 X	Year 3								
Year 4	Year 5	Year 6+								
3.5. Partner with local governments to create or maintain an affordable housing plan, revitalization area strategy, or urban redevelopment plan for their communities.	<ul style="list-style-type: none"><li>Local Governments</li><li>Nonprofits</li><li>Public</li></ul>	<table><tr><td>Year 1 X</td><td>Year 2 X</td><td>Year 3 X</td></tr><tr><td>Year 4 X</td><td>Year 5 X</td><td>Year 6+</td></tr></table> (Staff Time)	Year 1 X	Year 2 X	Year 3 X	Year 4 X	Year 5 X	Year 6+		
Year 1 X	Year 2 X	Year 3 X								
Year 4 X	Year 5 X	Year 6+								

Goal	Strategy	Action	Partners	Timeframe (Cost Estimate)						
Healthy Livable Communities										
<b>GOAL 3</b> <b>Creating Livable Communities</b>	Work with local partners to plan for and implement attainable housing policies so residents can live and work in their communities (HLC 1, HLC 13, HLC 14, PE 12)	3.6. Host a minimum of one housing workshop for local governments and nonprofits focused on housing.	<ul style="list-style-type: none"><li>Local Governments</li><li>Nonprofits</li></ul>	<table><tr><td>Year 1</td><td>Year 2</td><td>Year 3</td></tr><tr><td>Year 4</td><td>Year 5 <b>X</b></td><td>Year 6+</td></tr></table> (\$1,000)	Year 1	Year 2	Year 3	Year 4	Year 5 <b>X</b>	Year 6+
		Year 1	Year 2	Year 3						
Year 4	Year 5 <b>X</b>	Year 6+								
		3.7. Create a robust CRC housing program to implement affordable housing plans, focused on identifying and pursuing funding opportunities.	<ul style="list-style-type: none"><li>Funding Agencies</li><li>Nonprofits</li></ul>	<table><tr><td>Year 1</td><td>Year 2 <b>X</b></td><td>Year 3</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr></table> (Staff Time)	Year 1	Year 2 <b>X</b>	Year 3	Year 4	Year 5	Year 6+
Year 1	Year 2 <b>X</b>	Year 3								
Year 4	Year 5	Year 6+								
<b>GOAL 4</b> <b>Prioritizing High Quality of Life</b>	Invest in partnerships and promote planning policies to address the lack of mental and physical health resources in the region (HLC 4)	4.1. Locate existing health care facilities and create a travel time map to identify gaps.	<ul style="list-style-type: none"><li>Healthcare Facilities</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2</td><td>Year 3</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr></table> (\$5,000)	Year 1 <b>X</b>	Year 2	Year 3	Year 4	Year 5	Year 6+
	Year 1 <b>X</b>	Year 2	Year 3							
	Year 4	Year 5	Year 6+							
Improve public health through the built environment (HCL 2, EI 5)	4.2. Provide yearly bicycle and pedestrian safety training and safety analysis.	<ul style="list-style-type: none"><li>Schools</li><li>Local Governments</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2 <b>X</b></td><td>Year 3 <b>X</b></td></tr><tr><td>Year 4 <b>X</b></td><td>Year 5 <b>X</b></td><td>Year 6+</td></tr></table> (\$5,000)	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+	
	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>							
Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+								
	4.3. Work with communities to capture existing sidewalk infrastructure and identify critical facilities without sidewalk access.	<ul style="list-style-type: none"><li>Local Governments</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2 <b>X</b></td><td>Year 3 <b>X</b></td></tr><tr><td>Year 4 <b>X</b></td><td>Year 5 <b>X</b></td><td>Year 6+</td></tr></table> (\$15,000)	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+	
Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>								
Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+								

Goal	Strategy	Action	Partners	Timeframe (Cost Estimate)						
Propserous Economy										
 <b>GOAL 5</b> <b>Building An Economically Vibrant Region</b>	Foster a business-friendly environment by developing and implementing a robust CEDS and expanding access to capital and innovative technologies (PE 10, PE 11, PE 12, PE 13, PE 14)	5.1. Update the region’s Comprehensive Economic Development Strategy.	<ul style="list-style-type: none"><li>EDA</li><li>CEDS Stakeholder Committee</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2</td><td>Year 3</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr></table> (\$10,000)	Year 1 <b>X</b>	Year 2	Year 3	Year 4	Year 5	Year 6+
		Year 1 <b>X</b>	Year 2	Year 3						
		Year 4	Year 5	Year 6+						
		5.2. Form a regional CEDS Steering Committee that meets twice a year to track CEDS implementation progress.	<ul style="list-style-type: none"><li>Local Governments</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2</td><td>Year 3</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr></table> (Staff Time)	Year 1 <b>X</b>	Year 2	Year 3	Year 4	Year 5	Year 6+
Year 1 <b>X</b>	Year 2	Year 3								
Year 4	Year 5	Year 6+								
5.3. Hold annual meetings with regional economic development organizations to assess needs and identify projects for partnership.	<ul style="list-style-type: none"><li>Chambers of Commerce</li><li>Development Authorities</li><li>Workforce Development</li><li>CAADA</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2 <b>X</b></td><td>Year 3 <b>X</b></td></tr><tr><td>Year 4 <b>X</b></td><td>Year 5 <b>X</b></td><td>Year 6+</td></tr></table> (Staff Time)	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+		
Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>								
Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+								
5.4. Assist local partners’ economic development projects with funding identification and grant services.	<ul style="list-style-type: none"><li>Development Authorities</li><li>Local Governments</li></ul>	<table><tr><td>Year 1 <b>X</b></td><td>Year 2 <b>X</b></td><td>Year 3 <b>X</b></td></tr><tr><td>Year 4 <b>X</b></td><td>Year 5 <b>X</b></td><td>Year 6+</td></tr></table> (Staff Time)	Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>	Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+		
Year 1 <b>X</b>	Year 2 <b>X</b>	Year 3 <b>X</b>								
Year 4 <b>X</b>	Year 5 <b>X</b>	Year 6+								
<b>GOAL 6</b> <b>Developing An Equitable Economy</b>	Ensure equitable access to quality education, training, and employment opportunities (PE 4)	5.5. Create a workforce development strategy.	<ul style="list-style-type: none"><li>Workforce development</li></ul>	<table><tr><td>Year 1</td><td>Year 2 <b>X</b></td><td>Year 3</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr></table> (\$5,000)	Year 1	Year 2 <b>X</b>	Year 3	Year 4	Year 5	Year 6+
Year 1	Year 2 <b>X</b>	Year 3								
Year 4	Year 5	Year 6+								

Goal	Strategy	Action	Partners	Timeframe (Cost Estimate)									
Enhanced Infrastructure													
<b>GOAL 7</b> <b>Building A Comprehensive Infrastructure Strategy</b>	Ensure long-term access to quality water, while protecting the coast’s vulnerable environment (EI 1, EI 12, EI 13)	7.1. Develop a regional study to assess existing water and sewer supply and future needs.	<ul style="list-style-type: none"><li>Water and Sewer Authorities</li><li>UGA</li><li>Coastal Regional Water Planning Council</li><li>Local Governments</li></ul>	<table><tr><td>Year 1</td><td>Year 2</td><td>Year 3</td></tr><tr><td></td><td></td><td>X</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr></table> <p>(\$20,000)</p>	Year 1	Year 2	Year 3			X	Year 4	Year 5	Year 6+
		Year 1	Year 2	Year 3									
				X									
Year 4	Year 5	Year 6+											
7.2. Develop a Coastal Regional Water and Sewer Plan to prepare for future needs and identify solutions to limited supply.	<ul style="list-style-type: none"><li>Water and Sewer Authorities</li><li>UGA</li><li>Coastal Regional Water Planning Council</li><li>Local Governments</li></ul>	<table><tr><td>Year 1</td><td>Year 2</td><td>Year 3</td></tr><tr><td>X</td><td></td><td>Year 6+</td></tr><tr><td></td><td>Year 5</td><td></td></tr></table> <p>(\$40,000)</p>	Year 1	Year 2	Year 3	X		Year 6+		Year 5			
Year 1	Year 2	Year 3											
X		Year 6+											
	Year 5												
7.3. Conduct a feasibility study on the creation of a regional water authority.	<ul style="list-style-type: none"><li>Water and Sewer Authorities</li><li>UGA</li><li>Coastal Regional Water Planning Council</li><li>Local Governments</li></ul>	<table><tr><td>Year 1</td><td>Year 2</td><td>Year 3</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr><tr><td></td><td>X</td><td></td></tr></table> <p>(Staff Time)</p>	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6+		X			
Year 1	Year 2	Year 3											
Year 4	Year 5	Year 6+											
	X												

Goal	Strategy	Action	Partners	Timeframe (Cost Estimate)												
Enhanced Infrastructure																
<div>GOAL 7</div> <div>Building A Comprehensive Infrastructure Strategy</div>	Promote an equitable, reliable, and environmentally conscious transportation network to serve the demands of the region and spur economic growth (EI 6, EI 17)	7.4. Assist communities in the planning and implementation of the East Coast Greenway by mapping progress and pursuing grant funding.	<ul style="list-style-type: none"><li>East Coast Greenway</li><li>GDOT</li><li>Local Governments</li></ul>	<table><tr><td>Year 1</td><td>Year 2</td><td>Year 3</td></tr><tr><td>X</td><td>X</td><td>X</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr><tr><td>X</td><td>X</td><td></td></tr></table> <p>(\$15,000)</p>	Year 1	Year 2	Year 3	X	X	X	Year 4	Year 5	Year 6+	X	X	
		Year 1	Year 2	Year 3												
		X	X	X												
	Year 4	Year 5	Year 6+													
	X	X														
	7.5. Conduct a comprehensive public transit study that examines ridership, peer transit system analysis, and transit feasibility for small urban communities.	<ul style="list-style-type: none"><li>GDOT</li><li>Regional Transit Systems</li></ul>	<table><tr><td>Year 1</td><td>Year 2</td><td>Year 3</td></tr><tr><td></td><td></td><td>X</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr><tr><td></td><td></td><td></td></tr></table> <p>(\$20,000)</p>	Year 1	Year 2	Year 3			X	Year 4	Year 5	Year 6+				
Year 1	Year 2	Year 3														
		X														
Year 4	Year 5	Year 6+														
7.6. Determine the feasibility of creating a regional Transportation Coordinating Committee and developing a Regional Transportation Plan that: (a) incorporates the findings of existing transportation plans and studies, (b) land use transportation integration, (c) explores alternative and more stable financing sources, and (b) promotes regional coordination.	<ul style="list-style-type: none"><li>Local Governments</li><li>GDOT</li></ul>	<table><tr><td>Year 1</td><td>Year 2</td><td>Year 3</td></tr><tr><td>X</td><td>X</td><td>X</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr><tr><td>X</td><td>X</td><td>X</td></tr></table> <p>(Staff Time)</p>	Year 1	Year 2	Year 3	X	X	X	Year 4	Year 5	Year 6+	X	X	X		
Year 1	Year 2	Year 3														
X	X	X														
Year 4	Year 5	Year 6+														
X	X	X														
Expand access to digital infrastructure and increase regional cybersecurity (EI 14)	7.7 Using the Georgia Broadband Map, identify unserved areas of the region and assist communities in providing access to those areas.	<ul style="list-style-type: none"><li>DCA</li><li>Local Governments</li></ul>	<table><tr><td>Year 1</td><td>Year 2</td><td>Year 3</td></tr><tr><td>X</td><td>X</td><td>X</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr><tr><td>X</td><td>X</td><td></td></tr></table> <p>(Staff Time)</p>	Year 1	Year 2	Year 3	X	X	X	Year 4	Year 5	Year 6+	X	X		
	Year 1	Year 2	Year 3													
X	X	X														
Year 4	Year 5	Year 6+														
X	X															
7.8 Develop a CRC cypersecurity plan and provide cybersecurity technical assistance to local governments to strengthen regional resiliency against cyber attacks.	<ul style="list-style-type: none"><li>IT Departments</li></ul>	<table><tr><td>Year 1</td><td>Year 2</td><td>Year 3</td></tr><tr><td>X</td><td>X</td><td>X</td></tr><tr><td>Year 4</td><td>Year 5</td><td>Year 6+</td></tr><tr><td>X</td><td>X</td><td></td></tr></table> <p>(\$15,000)</p>	Year 1	Year 2	Year 3	X	X	X	Year 4	Year 5	Year 6+	X	X			
Year 1	Year 2	Year 3														
X	X	X														
Year 4	Year 5	Year 6+														
X	X															

## Report of Accomplishments

The report of accomplishments provides the status of action items identified in the 2017-2022 Regional Plan Work Program.

Action	Status	Comments
<b>Infrastructure: Water &amp; Wastewater</b>		
Coordinate among adjacent jurisdictions in provision of water and wastewater treatment and services.	Canceled	It has been determined that this is more appropriate as a policy, rather than as an action item, and has been moved to the Regional Policies section.
Draft water and wastewater master plan to coordinate service delivery on a regional scale.	Completed	
Promote development practices that minimize the withdrawal of water from wells and maximize reuse of treated wastewater.	Canceled	Moved to Policies
Promote water conservation by through programs such as Water First, Water Smart and Water Sense.	Canceled	Moved to Policies
Promote the use of the best available technology, dependent on soil type, for wastewater treatment.	Canceled	Moved to Policies
Identify conventional septic on properties within 90' of marshes, rivers, and State water bodies.	Ongoing	Combined with other projects in current work program
Overlay the future land use, soils classifications, proximity to surface waters and other applicable criteria to define areas that will support growth with septic tanks.	Ongoing	Combined with other projects in current work program
Develop a prioritized septic tank retrofit program to remove septic tanks in unsuitable areas.	Canceled	Found to be infeasible
Promote adoption of inspection and maintenance ordinance for septic systems.	Canceled	Moved to Policies
Develop a regional Water/Wastewater GIS Layer that includes, water lines, sewer lines, manhole covers, lift stations, and towers.	Completed	
Locate septic tanks and create an online mapping application whereby tanks may be monitored in a timely manner. Incorporate the WELSTROM Program into those counties that do not have septic tanks located.	Ongoing	Combined with other projects in current work program
Host workshop to advance latest technique, policies, and best practices.	Canceled	Moved to Policies
Evaluate a water transmission system to transport potable water in a cost effective manner by utilizing a computer hydraulic model.	Canceled	Found to be infeasible due to funding

Action	Status	Comments
Review the ISO ratings within the region to assess whether regionalization could potentially reduce scores.	Ongoing	Combined with other projects in current work program
Review and comment on water and wastewater facility expansions (public and private) not identified in the regional water and wastewater master plan in order to support the investment of public infrastructure expenditures.	Canceled	Already a regular activity through DRIs
<b>Infrastructure: Stormwater</b>		
Promote adoption of Coastal Stormwater Supplement (CSS).	Canceled	Moved to Policies
Identify and work with counties/municipalities moving forward with project plans to implement LID/CSS management practices.	Canceled	Lack of funding
Create impervious surface layer for the region to delineate wetlands and natural resources from paved areas.	Canceled	Lack of funding
Promote adoption of stormwater utility program.	Canceled	Moved to Policies
Review and comment on stormwater management plans and ordinances.	Canceled	Moved to Policies
<b>Infrastructure: Transportation</b>		
Enact transportation impact fee for new developments to mitigate effects of growth.	Canceled	Moved to Policies
Work to secure dedicated revenue sources for transportation improvements.	Canceled	Moved to Policies
To promote street network connectivity, incorporate in all programming, maintenance, construction, operations and project development the needs of non-motorized travelers (including pedestrians, bicyclists and persons w/disabilities).	Canceled	Moved to Policies
Update bike and ped plans for the region.	Canceled	Regular RC activity through GDOT contract
Draft region-wide minimum Traffic Impact Analysis (TIA) standards.	Ongoing	Combined with other projects in current work program
Assist with updates of local plans to provide for multi-use corridors and address multi-modal transportation needs.	Canceled	Regular RC activity through GDOT contract; moved to Policies
Work with jurisdictions to set thresholds and guidelines for the appropriate pedestrian and bicycle facility requirements.	Canceled	Moved to Policies
Develop regional context sensitive design practices to better integrate the road and its design.	Completed	Completed with Coastal Georgia Bicycle & Pedestrian Plan
Host workshops on transportation planning best management practices such as street connectivity and transit-oriented developments.	Canceled	Moved to Policies

<b>Action</b>	<b>Status</b>	<b>Comments</b>
Pursue public and private funding sources to implement the Coastal Georgia Greenway.	Ongoing	
Create a Transportation Coordinating Committee (TCC) to coordinate regional transportation planning activities for the coastal region.	Ongoing	
Work with Transportation Coordinating Committee (TCC) to develop a Regional Transportation Plan that incorporates (1) land use-transportation integration, (2) explores alternative and more stable financing sources, and (3) promotes regional coordination.	Ongoing	
Host practicum on best practice for transportation/mobility.	Completed	Educational webinars are prepared through the GDOT Bike/Ped Contract
Review and comment on long-range transportation plans for consistency with the Regional Plan.	Canceled	Regular RC activity
<b>Intrinsic Resources: Cultural &amp; Historic</b>		
Promote the adoption of design guidelines that maintain viewsheds of significant cultural and historic assets.	Canceled	Moved to Policies
Coordinate and support the Gullah/Geechee Cultural Heritage Corridor plan by identifying sites and capturing traditions in the RIR.	Ongoing	Coastal Improvement Grant application made for a website promoting tourism
Develop and coordinate plans for evacuation and post-disaster recovery of historic sites and tourist destinations.	Ongoing	
Educate residents and visitors regarding the statewide importance of this region's cultural and historic resources.	Canceled	Moved to Policies
Provide outreach, training, and technical assistance through presentations at institutions, government meetings, and symposiums.	Canceled	Moved to Policies
Reconvene the HPAC to provide assistance to member governments and non-profit organizations in preservation planning, cultural resource management, and Main Street and Better Hometown initiatives.	Canceled	Lack of funding
Review and monitor plans for evacuation and post-disaster recovery of historic sites and tourist destinations.	Ongoing	
Monitor and mitigate the demolition/loss of historic and cultural resources.	Canceled	Moved to Policies
Review and comment on all developments which contain a site identified in, or may have impact on resources identified in, the Regionally Important Resources Plan.	Canceled	Regular RC activity
Review historic preservation ordinances for consistency with the Georgia Historic Preservation Act.	Canceled	Moved to Policies

Action	Status	Comments
<b>Intrinsic Resources: Natural</b>		
Employ land use cover data to undertake a comprehensive assessment of significant natural resources and identify mitigation strategies.	Canceled	Lack of funding
Develop a comprehensive inventory of resources, including rare species and habitat locations, to identify priority areas for acquisition and/or protection.	Ongoing	
Encourage restoration of environmentally significant resources.	Canceled	Moved to Policies
Coordinate resource acquisition programs and conservation easements between various federal, State, and local governments and NGOs and private landholders.	Canceled	Moved to Policies
Seek opportunities to enhance or acquire public access to natural resources for recreation, education, and tourist attractions as appropriate.	Canceled	Moved to Policies
Encourage development practices and sitings that do not significantly impact environmentally sensitive areas.	Canceled	Moved to Policies
Identify innovative funding sources and development of ecosystem services markets (e.g. carbon, storm buffers, traditional land and water uses).	Canceled	Found to be infeasible
Develop a method to place a value on ecosystem services.	Ongoing	Reworded
Incorporate climate change impacts, including sea level rise into local comprehensive plans, land management and protection plans.	Ongoing	
Continue public education programs that promote conservation of coastal resources and promote the Green Infrastructure Guidebook and develop website.	Canceled	Found to be infeasible
Work to abate non-native, invasive species.	Canceled	Moved to Policies
Provide assistance to implement water conservation programs through the promotion of DCA's Water First program, EPA's Water Sense program and UGA Cooperative Extension's Water Smart program.	Canceled	Moved to Policies
Assist local governments with updating land development codes.	Canceled	Regular RC activity
Review and comment on all developments which contain a site identified in, or may have impact on resources identified in, the Regionally Important Resources Plan.	Canceled	Regular RC activity
<b>Regional Growth Management</b>		
Complete a safe growth regional audit to analyze impacts of current policies, ordinances, and plans on community safety from hazard risks due to growth.	Ongoing	Reworded
Promote growth in those areas that can be efficiently served by infrastructure, such as water, wastewater and transportation.	Canceled	Moved to Policies

<b>Action</b>	<b>Status</b>	<b>Comments</b>
Focus new development in compact nodes that can be served by public or community infrastructure.	Canceled	Moved to Policies
Encourage clustered developments, particularly in areas that are suitable and proposed for development, that maximize open spaces, protect natural, cultural and historic resources.	Canceled	Moved to Policies
Implement the development of a “transfer of development rights” (TDR) program, purchase development rights (PDR) and/or preservation agricultural district (PAD).	Canceled	Found to be infeasible
Encourage development and compliance with minimum uniform land use and development standards for all local governments to adopt in the region.	Canceled	Regular RC activity
Promote affordable housing options.	Canceled	Moved to Policies
Encourage the placement of new schools near existing infrastructure.	Canceled	Moved to Policies
Draft a Disaster Resilient Communities Plan incorporating resilience planning into the Regional Plan.	Canceled	Lack of funding
Collect and translate CAMA data, utilizing WinGAP for Bulloch, Effingham, Liberty, Long, McIntosh, Screven counties.	Complete	
Draft a regional catastrophic preparedness plan through coordination with the All Hazards Council.	Canceled	Lack of funding
Develop urban design and landscape design for streetscapes, corridors, urban parks and plazas.	Canceled	Moved to Policies
Facilitate and administer a local government leadership development program.	Canceled	Other work program items already mention education programs for local government officials
Promote the adoption of the Regional Design Guidelines to support and enhance the desired character of the region.	Canceled	Regular RC activity
Assist communities with updating Floodplain Management Plans to address Flood Insurance Rate Maps updated with LiDAR data.	Canceled	Lack of funding
Assist communities develop and implement a Community Rating System program to improve flood protection and decrease flood insurance rates.	Canceled	Lack of funding
Assist communities with updates to their Solid Waste Management Plans.	Canceled	This would be a regular RC activity done on a per-contract basis, not a singular activity
Provide LiDAR training to local governments to show benefit to them and allow them to take advantage of the revenue generating possibilities of this dataset.	Canceled	Lack of funding

<b>Action</b>	<b>Status</b>	<b>Comments</b>
Host practicum on coastal community planning and discuss the importance of hazard resilience.	Ongoing	Reworded and combined with other items
Host practicum/workshop best practices for growth management.	Ongoing	Reworded and combined with other items
Maintain GIS enterprise infrastructure to leverage licensing agreements, broaden the accessibility of a GIS repository, and provide disaster and security back up services. Create regional GIS model that includes developing a GIS library for expanded decision support information, coordination for multi-jurisdiction projects and shared tools.	Canceled	Lack of funding
Review all Developments of Regional Impact (DRIs).	Canceled	Regular RC activity
Update Comp Plans, STWP, CIE and conduct plan reviews for local governments with DCA deadlines.	Canceled	Regular RC activity
<b>Economic Development: Business &amp; Industry</b>		
Conduct an inventory of assets and needs across the region, understanding the variations of differences in communities.	Canceled	Already covered by regional economic development plan
Develop a regional economic development land use plan to identify appropriate sites for manufacturing, distribution, etc., while recognizing and respecting the differences between communities.	Ongoing	Reworded and combined with other items
Create a distribution centers master plan to identify locations within the region best suited for distribution based on the existing or programmed transportation network.	Ongoing	Reworded and combined with other items
Coordinate federal, State and local economic development funding programs and initiatives that affect the coast.	Canceled	Moved to Policies
Draft a workforce development strategy.	Ongoing	
Coordinate business and industry needs with the educational entities, including K-12 and higher education, to provide the appropriate workforce skills.	Canceled	Moved to Policies
Create an education task force to work with local school systems, universities and technical schools to identify mechanisms for increased student performance.	Canceled	Found to be infeasible
Protect and maintain the strong regional military presence to assure economic stability and to provide a high-quality workforce.	Canceled	Moved to Policies
Recognize and support traditional industries undergoing changes to serve emerging markets (i.e., maintain silvaculture to support biofuels production).	Canceled	Moved to Policies
Support balanced recruitment of jobs while remaining aware of the need to recruit clean, high-tech growth industries (Knowledge Based Businesses).	Canceled	Moved to Policies

<b>Action</b>	<b>Status</b>	<b>Comments</b>
Develop and maintain a regional database of existing buildings and available sites.	Canceled	Found to be infeasible
Develop a regional strategy to address brownfields	Canceled	This will align with the regional economic development plan.
Encourage international economic development.	Canceled	Moved to Policies
Maintain Economic Development website.	Complete	The CRC website has been updated and includes information on economic development services offered.
Develop a plan for regional economic development.	Ongoing	Reworded
Develop education and/or expo to demonstrate economic benefits of energy efficiency programs to demonstrate efficiency investments quickly pay for themselves through increased economic activity and job creation.	Canceled	Moved to Policies
Promote distribution of business and industry across the region consistent with the Regional Plan.	Canceled	Moved to Policies
Coordination with Federal, State and local tourism and economic development entities to promote and support initiatives and funding opportunities.	Canceled	Moved to Policies
Review and comment on the location of facilities not identified in the target industry master plan.	Canceled	Lack of staffing resources
<b>Economic Development: Tourism</b>		
Promote balanced, cooperative and coordinated cultural and resource-based tourism.	Canceled	Moved to Policies
Coordinate federal, State and local tourism funding and initiatives.	Canceled	Moved to Policies
Actively pursue elimination of litter, junkyards and other eyesores, especially along major thoroughfares and gateways.	Canceled	Moved to Policies
Develop a plan for regional tourism marketing.	Canceled	The CEDS update should be prepared first to determine need
Develop a regional Heritage Tourism and Eco-Tourism, Agri-Tourism plan.	Canceled	The CEDS update should be prepared first to determine need
Develop and promote incentives to enhance and grow regional cultural, eco- and agri-tourism.	Canceled	Moved to Policies

Action	Status	Comments
<b>Preservation of Agricultural Lands</b>		
Provide education on farm transfer and tax reduction strategies.	Canceled	Lack of funding
Provide education on purchasing the future development rights of farmland through private land trusts and conservation easements, or using tax-credit programs to encourage retention of farmland as open space.	Canceled	Lack of resources
Provide technical assistance in support of adoption of TDR, PDR or Planning Resource Districts for agricultural land.	Canceled	Lack of resources
<b>Communities for a Lifetime – Lifelong Communities</b>		
Develop a inventory of existing assets and elements that would support or impede the implementation of a Lifelong Community.	Canceled	Lack of funding
Develop a comprehensive inventory of existing sidewalks within communities and develop a comprehensive program to address barrier free access, safe roadway crossings, and wayfinding and safety signage.	Canceled	This would need to be done on a per-contract basis, not as a single activity
Build an action plan that is specific to the locality that addresses and includes at a minimum appropriate measures related to the seven (7) tenets of Lifelong Communities.	Canceled	This would need to be done on a per-contract basis, not as a single activity
Assist local governments with incorporation of “livability principles” as part of local comprehensive plans, including affordable and appropriate housing options, community features and services.	Canceled	Moved to Policies
Create web-based survey to gauge age readiness of communities and host Coastal Community for All Ages Charrette.	Ongoing	
Create an overlay zone that specifies regulations and permitted uses that address senior population needs and is consistent with the Livable Communities guiding principles.	Canceled	Lack of funding
<b>Review</b>		
Evaluate and Monitor the effectiveness of Regional Plan and expand database to include GIS mapping capabilities and reporting forms.	Canceled	Regular RC activity

# Appendix



## **Appendix A: Developments of Regional Impact**

*The Coastal Regional Commission facilitates an intergovernmental review process for developments that are projected to affect multiple jurisdictions, known as Developments of Regional Impact (DRIs). The region has the following guidelines for local governments submitting DRIs for review.*

1. The Coastal Regional Commission facilitates an intergovernmental review process for developments that are projected to affect multiple jurisdictions, known as Developments of Regional Impact (DRIs). The region has the following guidelines for local governments submitting DRIs for review.
  - a. Local governments should contact CRC staff prior to submitting a DRI application to ensure they understand the process and requirements
  - b. Both online forms should be completed with all available information
  - c. DRI applications should not be submitted until:
    2. A site plan/master plan is available
    3. Information on tax revenue and provision of water and sewer services is available
    4. Impacts to the environment and transportation network have been assessed by the applicant
    5. DRI submissions should include information on mitigation of traffic impacts, if it is determined that they will be significant
    6. Adequate location information should be provided so that interested parties can easily locate the development on a map, and so that the DRI can be mapped by the CRC. Adequate location information means either an address or parcel ID number(s)
    7. Local governments should transmit any additional relevant information regarding multi-jurisdictional impacts of the development to CRC staff along with the application
    8. DRI applications should not be submitted until the developer has requested specific action from the local government
    9. DRI reports should be reviewed by the applicant local government planning commission and considered before taking action on the development
    10. Local governments should communicate regarding any known multi-jurisdictional impacts of the development, either through the comment process or directly to other local governments
    11. The Coastal Regional Commission will contact any local governments that will be directly affected by a DRI to ensure they are aware of the development and have opportunity to provide comment
    12. While the DRI review process provides a forum for communication regarding multi-jurisdictional impacts, it should not be the only method of such communication. Local governments should communicate with each other regarding any and all multi-jurisdictional impacts as soon as they are known. The CRC is readily available as a resource to facilitate such communication, or to assist in coordination efforts regarding mitigation of development impacts.
    13. The Coastal Regional Commission may provide additional guidance on DRIs in the future through amendment of the Regional Plan.
    14. More information on Developments of Regional Impact can be found at <https://www.coastalrc.ga.gov/dri>

## **Appendix B: Coastal Resilience**

Climate change poses great threats to the Coastal region. A warming climate results in greater flood risk, decaying infrastructure, and more frequent extreme weather events. Increased salination of coastal waters reduces the populations of marine life that the seafood industry depends on. Coastal erosion and salt marsh dieback threatens the region's natural resources, reducing the quality of life of residents and harming the potential for tourism. It is imperative for local governments to incorporate environmental changes into long-range planning. Planners have the dual task of developing communities that meet the current needs of residents, while also developing resilience to the potential impacts of incremental, sudden, or catastrophic environmental changes.

The National Oceanic and Atmospheric Administration projects that the U.S. coastline will experience more than a foot of sea level rise by 2050. The region's coastal cities will experience frequent flooding, and large portions of the coastal islands will be underwater. Infrastructure such as bridges and water pipes will become unusable. If the seafood industry becomes unsustainable, flooding keeps out tourists, and failing infrastructure hinders industry, then the region will not be economically viable.

The best ways for local governments to build resilient communities are to preserve nature and expand greenspace, concentrate development where there is existing infrastructure, and reduce greenhouse gas emissions wherever possible. Effective planning is also crucial to environmental resilience. Preservation, proper location of new development, strategic provision of public services, and support for affordable and quality transit can greatly mitigate environmental threats to a community. The following are a set of recommended actions and policies that Coastal Georgia governments can undertake to improve their resilience to climate change.

Recommended actions:

1. Adopt a Sea Level Rise ordinance
2. Adopt a Coastal Resilience ordinance
3. Adopt a Sea Level Rise Adaptation Plan
4. Adopt an Adaptive Stormwater Management Plan
5. Incorporate multimodal transportation
6. Promote first & last mile connectivity
7. Work with employers to improve opportunities for transit connections
8. Promote transit-oriented development
9. Complete Streets
10. Create walkable communities through mixed land use patterns
11. Promote infill development
12. Green building design
13. Prohibit development in hazard zones
14. Require the use of pervious materials for parking lots and warehouses
15. Preserve tree canopies and greenspace
16. Adapt conservation efforts to the new realities of a changing climate
17. Take an interjurisdictional approach to water management
18. Incorporate climate change projections into zoning and development regulations and consider these projections in development decisions

19. Redevelop brownfield and grayfield sites
20. Incorporate the costs of environmental externalities into development regulations
21. Incentivize green roofs to mitigate stormwater impacts, reduce air pollutants, and alleviate the urban heat island effect
22. Utilize and market conservation areas as tourist attractions
23. Promote inclusion of on-site rainwater capture and water treatment for new construction
24. Develop and implement evacuation and emergency response plans

Local governments should also consult the Georgia Department of Natural Resources' Enhancing Coastal Resilience With Green Infrastructure guidebook for a set of recommendations for policy and implementation.



## Appendix C: SWOT Analysis

An analysis of the region's strengths, weaknesses, opportunities, and threats was performed through virtual stakeholder meetings, in-person public listening sessions, and the online survey. The SWOT analysis formed the foundation of the needs & opportunities. A summary of the SWOT results can be found below.

<b>Strengths</b> <ul style="list-style-type: none"><li>• Natural coastal assets</li><li>• Ports</li><li>• Community</li><li>• Good place to live</li><li>• Desirable for new residents and businesses</li><li>• Transportation network</li><li>• History</li><li>• Tourism</li><li>• Educational institutions</li><li>• Military bases</li></ul>	<b>Weaknesses</b> <ul style="list-style-type: none"><li>• Lack of high paying jobs</li><li>• Lack of economic diversification</li><li>• Lack of employment and training opportunities</li><li>• Traffic congestion &amp; road wear from heavy freight traffic</li><li>• Lack of public transportation</li><li>• Low walkability</li><li>• Lack of affordable housing</li><li>• Crime</li><li>• Unplanned growth</li><li>• Poverty</li><li>• Lack of healthcare access</li><li>• Low public participation</li><li>• Lack of recreation options</li><li>• Homelessness</li></ul>
<b>Opportunities</b> <ul style="list-style-type: none"><li>• "Smart growth"</li><li>• Attracting high-paying employers</li><li>• Development of marine industry</li><li>• Good time &amp; place for economic development</li><li>• Infill development</li><li>• Improving bike &amp; pedestrian connections</li><li>• Reversing brain drain by attracting jobs and building livable communities</li><li>• Encouraging talented people to live here</li><li>• Regional coordination on stormwater runoff</li><li>• Promoting eco-tourism</li></ul>	<b>Threats</b> <ul style="list-style-type: none"><li>• Loss of natural resources and coastal assets</li><li>• Public service capacity strained by sprawl</li><li>• Sea level rise</li><li>• Natural disasters</li><li>• Septic tank failure</li><li>• Aging infrastructure</li><li>• Competition for workforce</li><li>• Depleting water supply</li><li>• Failure to engage rural citizens</li><li>• Loss of dunes &amp; buffers</li><li>• Aging workforce approaching retirement</li><li>• Property blight</li><li>• Decline of seafood industries</li></ul>

## Appendix D: Coastal Georgia Quality Community Objective Analysis

The Georgia Department of Community Affairs requires regional commissions to evaluate their region according to 10 objectives. The Coastal Regional Commission has reviewed these and provides its analysis of how the Coastal Region embraces these model objectives.

### 1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

The CRC has successfully partnered with federal, state and local governments and stakeholders to advance economic development in the region through grants and planning. The Coastal Region is

heavily reliant on tourism, so economic diversification is a priority. However, tourism will continue to be at the heart of Coastal Georgia's economy so long as its ecological assets continue to draw people from around the state, country, and world. Therefore, environmental conservation and economic development should go hand-in-hand.

There is great concern in the region regarding job quality and diversity. Tourism and service jobs generally do not pay enough to retain young talent in the region. Furthermore, many communities are heavily reliant on single employers or institutions to maintain the local economy and workforce. For example, Bryan, Liberty, and Long Counties are heavily reliant on Fort Stewart, and Camden County is heavily reliant on Kings Bay Naval Base. Base Realignment and Closure (BRAC) decisions have the potential to devastate these local economies and communities. Similarly, Statesboro and Bulloch County are heavily reliant on Georgia Southern University for jobs and attracting new residents. The Coastal Regional Commission seeks to support the region's key industries and partner with key institutions to ensure they provide as much benefit to the region's communities as possible. However, the CRC is also devoted to community resilience, and will encourage all viable opportunities for economic diversification to ensure all communities have a stable and sustainable economic base.

Another major concern is the type of growth that has been occurring in the northern counties of the region. With the expansion of the Georgia Ports Authority, there has been a rapid proliferation of large warehouses and distribution centers. All Americans have experienced the impacts of the global supply chain crisis, and know it is essential that the ports are able to develop all necessary infrastructure. Coastal residents have also all felt the impacts that warehouse expansion has on traffic on highways and streets. These warehouses cause significant issues for traffic congestion, stormwater, property values, and community resilience. They are major fire hazards, and provision of public services can be costly. However, unlike other industrial developments, they do not make up for these impacts with significant benefits to the local economy and public budgets, as both the job creation and the tax revenue of these warehouses are meager. Improper placement of industrial warehouses can cause communities to become unattractive and unlivable, which hampers the ability to attract new residents and may cause a flight of current residents. In order to maintain livability and resilience, retain residents, and in the interest of future economic development, it is imperative that local governments work together with the Georgia Ports Authority and industrial developers to determine the best placement of large warehouses.

## **2. Resource Management**

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Coastal Georgia has unique assets that make it a desirable place to live. However, maintaining these unique assets presents unique challenges. The region will require innovative planning and problem-solving in order to address issues of sea level rise, protection of green infrastructure, and growth management.

## **3. Efficient Land Use**

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Coastal Georgia faces several different sources of land use pressure. First is the limited available land on the coast, and the need to avoid over-development in coastal areas for ecological reasons. Second is the land use pressures created by large institutions in the region, such as military bases and colleges. Military bases require conservation easements, which limits available land. Finally,

there is the need to preserve agricultural land. In addition to these concerns, regional decisionmakers must consider the need to provide public utilities. Ineffective land use policy can lead to issues such as saltwater intrusion, septic system failure, and various other environmental and quality of life issues.

#### **4. Local Preparedness**

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Environmental issues will only worsen for Coastal Georgia in the future. Disaster events may become more common and require robust evacuation and mitigation strategies. The Coastal Region will experience rapid growth in the coming decades, especially in the Savannah area. Many communities that were once small and rural may experience sudden development pressure, which will create major issues for housing, transportation, and public utilities. The Coastal Regional Commission seeks to help communities prepare through growth not only through planning, but also through assistance with preparation of ordinances necessary to regulate growth.

#### **5. Sense of Place**

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

The Coastal Regional Commission seeks to assist local governments with preserving community character through comprehensive planning, as well as the various specialized planning services it can provide through individual contracts. The CRC hopes to become more active in historic preservation in the future, as currently resources in this area are limited.

#### **6. Regional Cooperation**

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

The CRC has always sought to be a forum for local governments to exchange ideas, communicate, coordinate on shared issues, and provide educational resources so officials can best serve their communities.

#### **7. Housing Options**

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Coastal Georgia faces unique housing challenges, as property near the coast is always expensive. Wealthy retirees can afford the cost, but housing presents a major obstacle to attracting a talented workforce. It is likely that in the future, housing costs and environmental changes will cause an inward migration, which may exacerbate housing costs for the CRC's inland communities. The issue of housing in the region is also complicated by the presence of several large educational institutions, as well as the largest military installation east of the Mississippi, as military personnel and students

may be able to afford higher housing costs than most locals. The CRC advances affordable housing through both its planning and grant writing activities.

## **8. Transportation Options**

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

The Coastal Regional Commission promotes transportation options primarily through Coastal Regional Coaches, the region's demand response rural transit service. Coastal Regional Coaches services all counties and communities (subject to federal funding constraints) and enhances connectivity via partnership with urban transit systems. CRC is currently working with the City of Statesboro to provide a small urban flex route, and is anticipated to provide the dispatcher system for the City of Brunswick's transit system. Coastal Regional Coaches also works with Chatham Area Transit to provide service to rural areas of Chatham County.

On the planning side, the CRC receives both a transit planning and bicycle/pedestrian planning contract from the Georgia Department of Transportation to provide services to local governments. The CRC has prepared a regional bicycle/pedestrian plan, as well as a transit development plan. The CRC actively engages with active transportation stakeholders such as BikeWalk Golden Isles and the East Coast Greenway to advance transportation options.

## **9. Educational Options**

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

The CRC routinely partners with regional educational institutions to both share knowledge on key public issues, and promote economic opportunity.

## **10. Community Health**

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

The CRC has sought to promote community health in Coastal Georgia through the 2019 Faith and Opportunity Initiative. This initiative provided support to nonprofits and community organizations to improve communities in various areas, such as access to healthy food, substance abuse treatment, and homelessness. The CRC received the first "Community of Faith and Opportunity" designation in the nation.

## Appendix E: Regional Data

### Total Population

Current and historic population data comes from the Census or the American Community Survey. Population projections come from the Governor's Office of Planning and Budget.

Total Population & Projections				
Geography	2010	2019	2030	2040
Bryan	30,233	37,063	51,025	61,808
Bulloch	70,217	76,120	93,233	105,549
Camden	50,513	53,231	59,056	62,037
Chatham	265,128	288,496	315,524	335,211
Effingham	52,250	60,477	85,054	103,498
Glynn	79,626	84,470	96,110	98,151
Liberty	63,453	61,349	62,286	61,727
Long	14,464	18,692	23,327	26,607
McIntosh	14,333	14,174	17,234	17,361
Screven	14,593	13,989	14,095	13,810
<b>Coastal Georgia Region</b>	<b>654,810</b>	<b>708,061</b>	<b>816,944</b>	<b>885,759</b>
<b>Georgia</b>	<b>9,687,653</b>	<b>10,617,423</b>	<b>11,979,787</b>	<b>13,006,562</b>
<b>Sources: Census, American Community Survey, Governor's Office</b>				

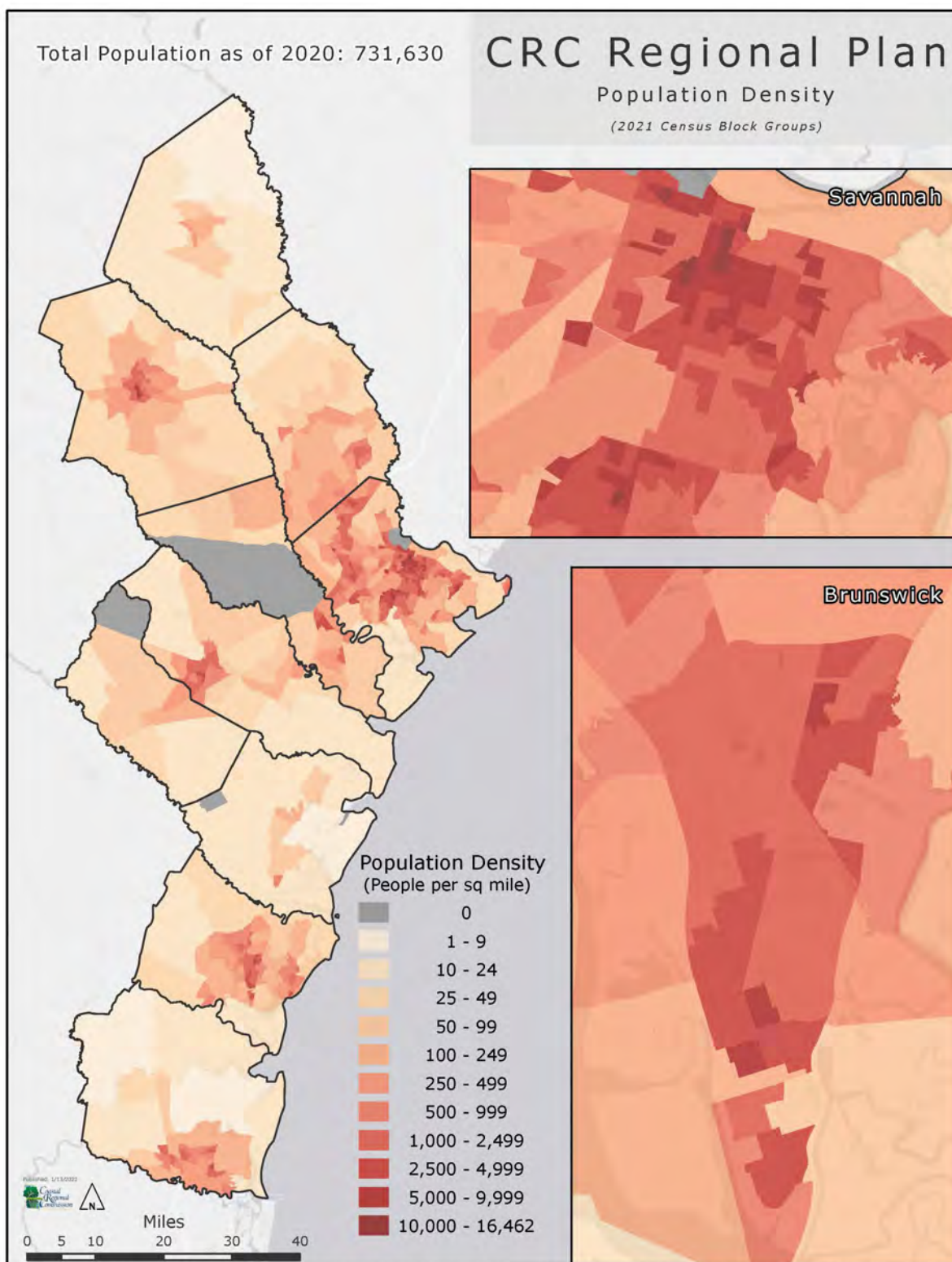
Percent Change			
Geography	2010-2019	2019-2030	2030-2040
Bryan	23%	38%	21%
Bulloch	8%	22%	13%
Camden	5%	11%	5%
Chatham	9%	9%	6%
Effingham	16%	41%	22%
Glynn	6%	14%	2%
Liberty	-3%	2%	-1%
Long	29%	25%	14%
McIntosh	-1%	22%	1%
Screven	-4%	1%	-2%
<b>Coastal Region</b>	<b>8%</b>	<b>8%</b>	<b>9%</b>
<b>Georgia</b>	<b>10%</b>	<b>13%</b>	<b>9%</b>

The recent and projected population change is compared to CRC's neighboring regions.

Regional Population Change	2010-2019	2019-2030	2030-2040
Coastal GA RC	10.0%	13.0%	9.0%
Southern GA RC	2.2%	4.7%	1.3%
Heart of GA Altamaha RC	-1.5%	0.6%	-0.7%
Central Savannah River Area RC	6.2%	8.4%	5.2%

Coastal Georgia has had a higher growth rate than its neighbors in the past decade, and is projected to have a higher growth rate than its neighbors in the next two decades.

The population density for the Coastal Georgia region is shown below.



## Age

Current and historic population data comes from the Census or the American Community Survey. Population projections come from the Governor's Office of Planning and Budget.

Coastal Age Groups	2019 ACS	2040 Projection
0-19	26.59%	27.03%
20-34	23.70%	17.91%
35-49	18.01%	16.74%
50-64	17.72%	17.51%
65+	13.98%	20.80%

The share of residents over 65 is expected to significantly increase.

The age dependency ratio is a metric that compares children (under 15) and retirement-age individuals (over 65) to the working age population (15-64). Age dependency can also be broken down into childhood dependency, which just compares children to the working age population, and old age dependency, which compares just seniors to the working age population. Comparing the childhood dependency ratio to the old age dependency ratio tells us whether children or seniors are responsible for the majority of the age dependency in the area.

In 2019, the age dependency ratio for Georgia was 0.61, the child dependency ratio was 0.38, and the old age dependency ratio was 0.23.

2019 Age Groups				
County	Age Dependency Ratio	Childhood Dependency Ratio	Old Age Dependency Ratio	More children or seniors?
Bryan	0.534	0.373	0.161	Children
Bulloch	0.386	0.232	0.154	Children
Camden	0.498	0.308	0.190	Children
Chatham	0.494	0.271	0.223	Children
Effingham	0.501	0.330	0.171	Children
Glynn	0.612	0.295	0.317	Seniors
Liberty	0.502	0.370	0.132	Children
Long	0.492	0.357	0.135	Children
McIntosh	0.648	0.225	0.423	Seniors
Screven	0.560	0.275	0.285	Seniors
<b>Coastal Region Total</b>	0.502	0.292	0.210	Children

2040 Age Ratios Projection				
County	Age Dependency Ratio	Childhood Dependency Ratio	Old Age Dependency Ratio	More children or seniors?
Bryan	1.183	0.645	0.538	Children
Bulloch	0.503	0.235	0.269	Seniors
Camden	0.572	0.295	0.277	Children
Chatham	0.605	0.283	0.322	Seniors
Effingham	1.196	0.646	0.550	Children
Glynn	1.142	0.608	0.534	Children
Liberty	0.521	0.300	0.221	Children
Long	0.604	0.309	0.295	Children
McIntosh	1.142	0.580	0.562	Children
Screven	0.656	0.270	0.386	Seniors
<b>Coastal Region Total</b>	0.725	0.366	0.359	Children

In 2019, none of the Coastal Region's counties had an age dependency ratio greater than 1. By 2040, it is projected that Bryan, Glynn, and McIntosh will have age dependency ratios greater than 1, meaning that children and seniors will outnumber working age adults in these counties.

Coastal Georgia has long been an attractive location for retirees, so this explains some of the region's high old age dependency. An aging population reduces local government revenue, strains public budgets, and diminishes economic opportunity due to the shrinking workforce. However, a high age dependency ratio is not necessarily a grave concern so long as it is lower than the child dependency ratio, as this indicates the losses to the workforce from retirement will ultimately be replaced by children maturing into working-age adults.

By 2040, it is projected that 3 counties will have old age dependency ratios higher than their child dependency ratios, but each of these have overall age dependency ratios lower than the regional average.

Over the coming decades, the region and its local governments must consider how to provide services to the elderly and build age-friendly communities, how to attract talented workers to the region to replace lost talent and maintain a viable economy, and how to maintain their budgets considering these demographic changes.

Change in Age Dependency Ratios From 2019 to 2040			
County	Age Dependency Change	Childhood Dependency Change	Old Age Dependency Change
Bryan	0.649	0.272	0.377
Bulloch	0.117	0.003	0.114
Camden	0.075	-0.012	0.087
Chatham	0.110	0.012	0.099
Effingham	0.695	0.316	0.378
Glynn	0.530	0.313	0.217
Liberty	0.019	-0.071	0.089
Long	0.112	-0.048	0.160
McIntosh	0.494	0.355	0.139
Screven	0.096	-0.005	0.101
<b>Coastal Region Total</b>	<b>0.223</b>	<b>0.074</b>	<b>0.149</b>

Overall age dependency and old age dependency will increase for all counties from 2019 to 2040. Childhood dependency will decrease for Camden, Liberty, Long, and Screven. However, since the overall age dependency ratio will rise for all these counties, this just means that the proportion of seniors will increase compared to both children and working-age adults.

## Race

2019 Race									
Geography	White	Black/African American	Hispanic of any race	American Indian/Alaska Native	Asian	Native Hawaiian/Pacific Islander	Some Other Race	Two or More Races	
Bryan	77.0%	14.4%	7.1%	0.4%	1.4%	0.1%	2.4%	4.3%	
Bulloch	65.1%	28.4%	4.2%	0.3%	1.2%	0.0%	1.3%	3.7%	
Camden	73.0%	18.8%	6.7%	0.7%	2.2%	0.1%	1.7%	2.2%	
Chatham	51.5%	40.9%	6.7%	0.3%	2.8%	0.0%	2.7%	1.8%	
Effingham	81.6%	13.3%	4.4%	0.2%	0.9%	0.0%	1.2%	2.8%	
Glynn	65.6%	27.7%	6.8%	0.6%	0.8%	0.2%	3.2%	1.8%	
Liberty	45.8%	41.2%	12.6%	0.5%	2.1%	0.5%	3.4%	6.6%	
Long	63.9%	24.9%	11.3%	0.2%	1.1%	0.4%	4.2%	5.3%	
McIntosh	62.3%	35.5%	0.3%	0.1%	1.3%	0.1%	0.0%	0.6%	
Screven	55.6%	41.6%	2.2%	0.2%	0.7%	0.0%	0.7%	1.1%	
<b>Coastal Region Total</b>	<b>60.8%</b>	<b>32.3%</b>	<b>6.7%</b>	<b>0.4%</b>	<b>1.9%</b>	<b>0.1%</b>	<b>2.4%</b>	<b>2.8%</b>	
<b>Georgia</b>	<b>58.6%</b>	<b>31.6%</b>	<b>9.5%</b>	<b>0.4%</b>	<b>4.0%</b>	<b>0.1%</b>	<b>2.8%</b>	<b>2.6%</b>	

White Alone	58.9%	56.8%	55.9%	54.4%
Black Alone	31.7%	31.7%	31.5%	31.7%
Hispanic	5.5%	6.80%	7.6%	8.4%
Other Non-Hispanic	3.9%	4.7%	5.1%	5.4%

The Region is anticipated to mostly keep its current racial distribution. The major changes will be a rise in Hispanic population and the ethnic/racial categories that do not fall under white, black, or Hispanic.

Region	White	Black/African American	Hispanic	American Indian/Alaska Native	Asian	Native Hawaiian/Pacific Islander	Some Other Race	Two or More Races
Coastal Georgia	60.80%	32.30%	6.70%	0.40%	1.90%	0.10%	2.40%	2.80%
Southern Georgia	62.20%	27.80%	7.30%	0.30%	1.00%	0%	0.10%	1.30%
Heart of Georgia Altamaha	64.70%	29.40%	6.90%	0.10%	0.60%	0%	3.60%	1.60%
Central Savannah River Area	51.80%	41.50%	5.10%	0.20%	2.10%	0.20%	1.40%	2.80%

## Income

Per Capita Income			
County	2010	2019	2010-2019
Bryan	\$ 28,365	\$ 31,623	11.5%
Bulloch	\$ 17,812	\$ 22,328	25.4%
Camden	\$ 22,022	\$ 29,741	35.1%
Chatham	\$ 25,397	\$ 32,229	26.9%
Effingham	\$ 23,465	\$ 31,704	35.1%
Glynn	\$ 28,040	\$ 33,848	20.7%
Liberty	\$ 18,662	\$ 22,811	22.2%
Long	\$ 15,068	\$ 22,639	50.2%
McIntosh	\$ 20,964	\$ 26,892	28.3%
Screven	\$ 16,189	\$ 22,213	37.2%
<b>Coastal Region Total</b>	<b>\$ 23,437</b>	<b>\$ 29,720</b>	<b>26.8%</b>
<b>Georgia</b>	<b>\$ 25,134</b>	<b>\$ 31,067</b>	<b>23.6%</b>

The increase in per capita income in the region over the past 10 years has exceeded the income growth for Georgia overall in each county except for Bryan, Glynn, and Liberty.

Household Income Distribution												
Income	Georgia	Bryan	Bulloch	Camden	Chatham	Effingham	Glynn County, Georgia	Liberty	Long County, Georgia	McIntosh	Screven	Totals (All Selected Counties)
Less than \$10,000	6.8%	5.8%	9.2%	6.8%	6.7%	4.3%	7.2%	6.9%	6.5%	6.3%	9.4%	6.8%
\$10,000 to \$14,999	4.5%	2.9%	7.1%	3.3%	4.7%	3.9%	4.8%	4.6%	4.3%	7.9%	8.0%	4.8%
\$15,000 to \$19,999	4.7%	3.4%	6.5%	3.5%	4.8%	3.5%	5.4%	4.9%	4.1%	8.9%	6.9%	4.9%
\$20,000 to \$24,999	4.8%	4.8%	6.5%	5.2%	5.2%	4.5%	6.1%	4.6%	6.9%	4.3%	7.6%	5.4%
\$25,000 to \$29,999	4.8%	4.7%	5.9%	6.0%	5.0%	2.8%	5.6%	5.4%	3.6%	8.0%	4.1%	5.1%
\$30,000 to \$34,999	4.8%	3.3%	4.6%	4.9%	4.6%	5.3%	4.6%	7.1%	1.2%	3.1%	8.4%	4.8%
\$35,000 to \$39,999	4.4%	4.0%	4.9%	5.6%	4.6%	3.9%	4.8%	5.9%	5.2%	1.5%	5.9%	4.7%
\$40,000 to \$44,999	4.4%	3.5%	4.9%	5.7%	4.6%	3.7%	4.1%	7.1%	6.5%	4.0%	3.3%	4.7%
\$45,000 to \$49,999	4.1%	3.7%	4.6%	3.0%	4.2%	4.1%	4.4%	4.9%	5.2%	6.4%	3.2%	4.3%
\$50,000 to \$59,999	7.7%	7.2%	9.6%	7.8%	7.9%	9.0%	8.2%	11.1%	12.2%	7.0%	5.9%	8.5%
\$60,000 to \$74,999	10.0%	8.0%	9.5%	10.4%	9.9%	10.0%	8.5%	13.0%	9.8%	9.6%	12.4%	9.9%
\$75,000 to \$99,999	12.6%	15.4%	10.9%	13.8%	13.2%	15.8%	10.8%	11.6%	17.7%	15.0%	9.4%	12.9%
\$100,000 to \$124,999	8.7%	11.2%	7.0%	8.4%	8.4%	12.3%	8.3%	5.7%	8.4%	9.1%	7.0%	8.4%
\$125,000 to \$149,999	5.5%	7.4%	3.4%	6.2%	5.2%	5.5%	6.1%	3.1%	5.5%	4.0%	3.2%	5.1%
\$150,000 to \$199,999	5.8%	8.9%	2.3%	5.7%	5.3%	7.6%	5.0%	2.7%	1.1%	3.2%	3.5%	4.9%
\$200,000 or More	6.5%	5.9%	3.4%	3.7%	5.8%	3.9%	6.1%	1.5%	1.7%	1.7%	2.0%	4.6%

Per Capita Income + HH Income				
Geography	Per Capita Income	Comparison to State	Median Household Income	Comparison to State
Bryan	\$31,623	\$556	\$72,624	\$13,924
Bulloch	\$22,328	(\$8,739)	\$45,550	-\$13,150
Camden	\$29,741	(\$1,326)	\$56,951	-\$1,749
Chatham	\$32,229	\$1,162	\$56,842	-\$1,858
Effingham	\$31,704	\$637	\$66,822	\$8,122
Glynn	\$33,848	\$2,781	\$52,977	-\$5,723
Liberty	\$22,811	(\$8,256)	\$48,007	-\$10,693
Long	\$22,639	(\$8,428)	\$54,605	-\$4,095
McIntosh	\$26,892	(\$4,175)	\$49,504	-\$9,196
Screven	\$22,213	(\$8,854)	\$39,842	-\$18,858
<b>Coastal Region Total</b>	\$29,720	(\$1,347)	\$54,777	-\$3,923
<b>Georgia</b>	\$31,067	\$0	\$58,700	\$0

## Poverty

Poverty Status in Last 12mo			
Geography	Total in Poverty	(Men)	(Women)
Bryan	12.4%	5.6%	6.8%
Bulloch	26.4%	12.5%	13.9%
Camden	15.5%	7.3%	8.2%
Chatham	15.1%	6.2%	8.8%
Effingham	8.5%	3.1%	5.4%
Glynn	18.1%	7.9%	10.3%
Liberty	15.9%	6.7%	9.2%
Long	18.9%	8.1%	10.8%
McIntosh	17.6%	8.2%	9.4%
Screven	22.5%	9.4%	13.0%
<b>Coastal Region Total</b>	16.3%	7.0%	9.2%
<b>Georgia</b>	15.1%	6.5%	8.5%

## Economic Development

The following data is from the Georgia Department of Labor Office of Workforce Statistics and Economic Research.

### Economic Base

The region's economic base is largely dependent on 3 factors: natural resources, public institutions, and the ports. The region's environment drives economic development both through tourism and through extractive industries such as agriculture, fishing, and logging. Public institutions, including military institutions, universities, and hospitals, bring jobs to the area along with a demand for services that provides an economic backbone for many communities. The region's greatest economic advantage is in its ports, as port access gives the region a competitive edge for attracting industry.

Gross Regional Product				
County	2017	2018	2019	2020
Bryan	881,089	907,522	931,778	935,816
Bulloch	2,142,199	2,148,559	2,230,248	2,181,129
Camden	1,815,759	1,706,146	1,681,147	1,646,245
Chatham	16,428,911	16,437,050	16,972,627	15,642,840
Effingham	1,719,764	1,759,227	1,737,909	1,904,352
Glynn	3,531,868	3,618,902	3,559,558	3,398,503
Liberty	3,248,976	3,280,329	3,320,174	3,276,351
Long	162,043	163,315	159,866	155,138
McIntosh	235,520	234,343	229,273	216,947
Screven	298,041	293,027	286,099	273,259
Region	30,464,170	30,548,420	31,108,679	29,630,580
Georgia	524,874,691	539,300,332	558,277,256	536,693,026

Long Term Projections, Highest Growth						
SOC Code	Occupations	2016 Base Employment	2026 Projected Employment	Total Change in Employment	Percent Change in Employment	Annual Growth Rate
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	8,980	10,540	1,560	17.42%	1.62%
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	8,680	10,000	1,320	15.22%	1.43%
41-2031	Retail Salespersons	9,300	10,320	1,020	10.90%	1.04%
29-1141	Registered Nurses	5,220	6,230	1,010	19.25%	1.78%
11-1021	General and Operations Managers	5,770	6,650	880	15.29%	1.43%
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	4,140	4,840	700	17.03%	1.58%
41-2011	Cashiers	11,020	11,650	630	5.71%	0.56%
31-1011	Home Health Aides	1,350	1,960	610	44.96%	3.78%
37-2012	Maids and Housekeeping Cleaners	4,480	5,090	610	13.76%	1.30%
49-9071	Maintenance and Repair Workers, General	3,740	4,240	500	13.51%	1.28%
39-9021	Personal Care Aides	1,230	1,720	490	39.54%	3.39%
39-9011	Childcare Workers	2,650	3,100	450	16.62%	1.55%
35-3031	Waiters and Waitresses	8,310	8,750	440	5.24%	0.51%
31-1014	Nursing Assistants	2,280	2,710	430	18.70%	1.73%
31-9092	Medical Assistants	1,440	1,870	430	29.38%	2.61%

Long Term Projections, Highest Decline						
SOC Code	Occupations	2016 Base Employment	2026 Projected Employment	Total Change in Employment	Percent Change in Employment	Annual Growth Rate
43-6011	Executive Secretaries and Executive Administrative Assistants	880	760	-120	-13.33%	-1.42%
35-2011	Cooks, Fast Food	1,330	1,230	-100	-7.67%	-0.80%
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	4,600	4,520	-80	-1.87%	-0.19%
43-5052	Postal Service Mail Carriers	730	660	-70	-10.12%	-1.06%
33-3012	Correctional Officers and Jailers	1,010	960	-50	-5.45%	-0.56%
51-9196	Paper Goods Machine Setters, Operators, and Tenders	940	890	-50	-4.39%	-0.45%
43-2011	Switchboard Operators, Including Answering Service	210	170	-40	-16.75%	-1.82%
43-6012	Legal Secretaries	230	190	-40	-17.78%	-1.94%
53-3031	Driver/Sales Workers	800	760	-40	-4.63%	-0.47%
45-4022	Logging Equipment Operators	160	130	-30	-18.75%	-2.05%
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, Operators, and Tenders	240	210	-30	-11.49%	-1.21%
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	1,190	1,160	-30	-2.53%	-0.26%
15-1131	Computer Programmers	360	340	-20	-5.56%	-0.57%
27-1023	Floral Designers	180	160	-20	-12.71%	-1.35%
27-4021	Photographers	170	150	-20	-14.04%	-1.50%



*Georgia*

## Area Labor Profile

### Coastal Georgia

### Regional Commission



Updated: Dec 2021

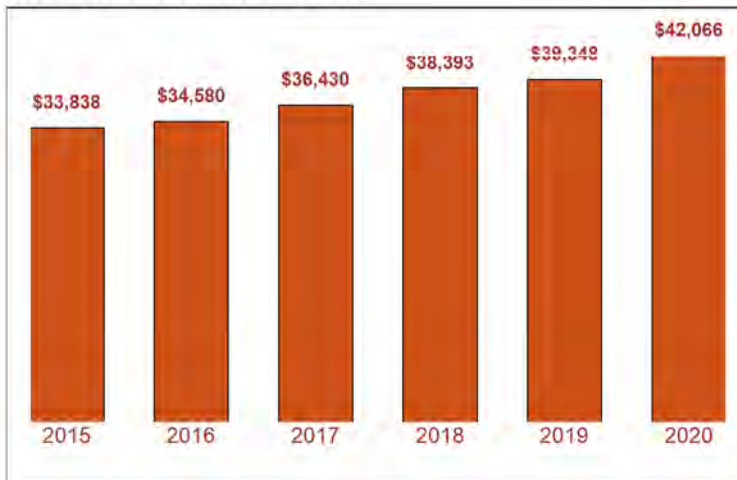
### Super Sector Industries

	Establishments			Employment			Weekly Wage		
	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change
Construction	1,422	1,531	7.7%	11,690	11,351	-2.9%	997	1,090	9.3%
Education and Health Services	1,862	1,972	5.9%	34,342	35,532	3.5%	970	1,029	6.1%
Financial Activities	1,686	1,774	5.2%	9,140	9,564	4.6%	1,173	1,238	5.5%
Information	184	182	-1.1%	2,001	3,079	53.9%	1,069	770	-28.0%
Leisure and Hospitality	2,202	2,360	7.2%	30,428	41,118	35.1%	367	443	20.7%
Manufacturing	478	490	2.5%	24,522	25,084	2.3%	1,429	1,478	3.4%
Natural Resources, Mining, and Agriculture	113	119	5.3%	671	667	-0.6%	841	937	11.4%
Other Services	1,175	1,256	6.9%	6,532	8,106	24.1%	731	764	4.5%
Professional and Business Services	2,611	2,872	10.0%	26,317	31,112	18.2%	811	845	4.2%
Trade, Transportation and Utilities	3,961	4,187	5.7%	57,355	64,628	12.7%	773	836	8.2%
Unclassified	806	1,030	27.8%	537	680	26.6%	913	1,012	10.8%
Government	529	537	1.5%	50,095	50,078	0.0%	1,018	1,096	7.7%
<b>Total</b>	<b>17,029</b>	<b>18,310</b>	<b>7.5%</b>	<b>253,629</b>	<b>280,999</b>	<b>10.8%</b>	<b>893</b>	<b>929</b>	<b>4.0%</b>

Note: All figures are 2nd Quarter of 2020 and 2021.

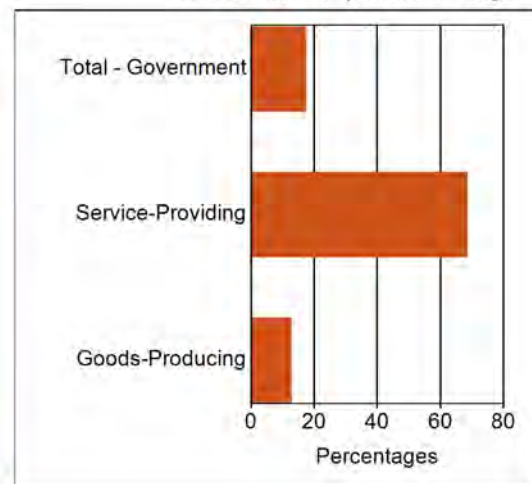
### Coastal Georgia RC Per Capita Income

Source: U.S. Bureau of Economic Analysis



### Industry Mix 2021

Source: See Industry Mix data on Page 2.



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Workforce Statistics & Economic Research; E-mail: [Workforce\\_Info@gdol.ga.gov](mailto:Workforce_Info@gdol.ga.gov) Phone: (404) 232-3875

## Industry Mix - 2nd Quarter of 2021

	Number OF Firms	Employment		WEEKLY WAGE
		NUMBER	PERCENT	
<b>Goods-Producing</b>	<b>2,140</b>	<b>37,102</b>	<b>13.2</b>	<b>1,350</b>
Agriculture, Forestry, Fishing and Hunting	107	587	0.2	886
Mining, Quarrying, and Oil and Gas Extraction	12	80	0.0	1,308
Construction	1,531	11,351	4.0	1,090
Manufacturing	490	25,084	8.9	1,478
Apparel	8	56	0.0	940
Beverage and Tobacco Product	17	153	0.1	771
Chemical	41	2,219	0.8	1,405
Computer and Electronic Product	9	120	0.0	945
Electrical Equipment, Appliance, and Component	7	*	*	*
Fabricated Metal Product	69	1,675	0.6	1,189
Food	54	1,814	0.6	1,263
Furniture and Related Product	24	256	0.1	858
Leather and Allied Product	2	*	*	*
Machinery	24	1,711	0.6	1,081
Miscellaneous	32	215	0.1	917
Nonmetallic Mineral Product	48	1,183	0.4	1,163
Paper	20	3,056	1.1	1,557
Petroleum and Coal Products	6	403	0.1	1,560
Plastics and Rubber Products	8	213	0.1	915
Printing and Related Support Activities	36	625	0.2	692
Textile Mills	6	785	0.3	900
Textile Product Mills	11	129	0.0	953
Transportation Equipment	36	9,451	3.4	1,879
Wood Product	32	697	0.2	1,131
<b>Service-Providing</b>	<b>14,603</b>	<b>193,139</b>	<b>68.7</b>	<b>805</b>
Utilities	32	960	0.3	1,353
Wholesale Trade	648	7,585	2.7	1,365
Retail Trade	2,707	35,107	12.5	671
Transportation and Warehousing	800	20,976	7.5	896
Information	182	3,079	1.1	770
Finance and Insurance	903	5,440	1.9	1,510
Real Estate and Rental and Leasing	871	4,124	1.5	879
Professional, Scientific, and Technical Services	1,664	8,945	3.2	1,138
Management of Companies and Enterprises	74	1,016	0.4	1,279
Administrative and Support and Waste Management and Remediation Services	1,134	21,151	7.5	700
Educational Services	147	4,021	1.4	1,070
Health Care and Social Assistance	1,825	31,511	11.2	1,023
Arts, Entertainment, and Recreation	304	4,012	1.4	552
Accommodation and Food Services	2,056	37,106	13.2	431
Other Services (except Public Administration)	1,256	8,106	2.9	764
<b>Unclassified - industry not assigned</b>	<b>1,030</b>	<b>680</b>	<b>0.2</b>	<b>1,012</b>
<b>Total - Private Sector</b>	<b>17,773</b>	<b>230,921</b>	<b>82.2</b>	<b>893</b>
<b>Total - Government</b>	<b>537</b>	<b>50,078</b>	<b>17.8</b>	<b>1,096</b>
Federal Government	175	11,422	4.1	1,487
State Government	196	10,148	3.6	1,095
Local Government	166	28,508	10.1	940
<b>ALL INDUSTRIES</b>	<b>18,310</b>	<b>280,999</b>	<b>100.0</b>	<b>929</b>

Note: \* Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 2nd Quarter of 2021.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

## Labor Force Activity

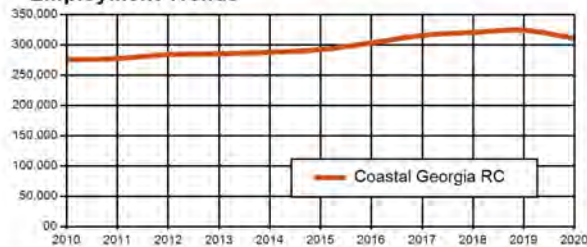
### ANNUAL AVERAGES

	Labor Force			Employed			Unemployed			Rate		
	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change
Bryan	19,193	18,718	-2.5%	18,615	17,732	-4.7%	578	986	70.6%	3.0%	5.3%	76.7%
Bulloch	37,544	37,020	-1.4%	36,063	34,601	-4.1%	1,481	2,419	63.3%	3.9%	6.5%	66.7%
Camden	21,271	21,089	-0.9%	20,484	20,092	-1.9%	787	997	26.7%	3.7%	4.7%	27.0%
Chatham	141,198	140,631	-0.4%	136,432	129,918	-4.8%	4,766	10,713	124.8%	3.4%	7.6%	123.5%
Effingham	32,248	31,400	-2.6%	31,311	29,827	-4.7%	937	1,573	67.9%	2.9%	5.0%	72.4%
Glynn	38,828	38,215	-1.6%	37,478	35,610	-5.0%	1,350	2,605	93.0%	3.5%	6.8%	94.3%
Liberty	25,970	25,741	-0.9%	24,965	24,140	-3.3%	1,005	1,601	59.3%	3.9%	6.2%	59.0%
Long	8,345	8,139	-2.5%	8,032	7,782	-3.1%	313	357	14.1%	3.8%	4.4%	15.8%
McIntosh	6,102	5,949	-2.5%	5,876	5,609	-4.5%	226	340	50.4%	3.7%	5.7%	54.1%
Screven	5,159	5,047	-2.2%	4,874	4,635	-4.9%	285	412	44.6%	5.5%	8.2%	49.1%
<b>Coastal Georgia RC</b>	<b>335,858</b>	<b>331,949</b>	<b>-1.2%</b>	<b>324,130</b>	<b>309,946</b>	<b>-4.4%</b>	<b>11,728</b>	<b>22,003</b>	<b>87.6%</b>	<b>3.5%</b>	<b>6.6%</b>	<b>88.6%</b>
Georgia	5,148,312	5,072,155	-1.5%	4,966,157	4,741,191	-4.5%	182,155	330,964	81.7%	3.5%	6.5%	85.7%
United States	163,539,000	160,742,000	-1.7%	157,538,000	147,795,000	-6.2%	6,001,000	12,947,000	115.7%	3.7%	8.1%	118.9%

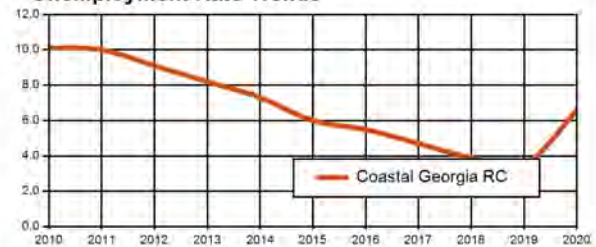
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

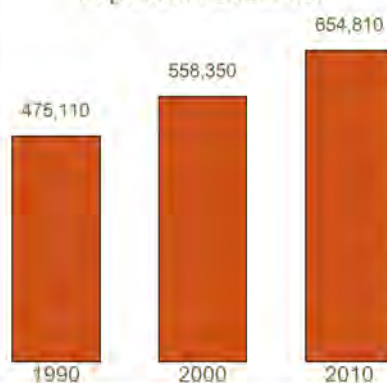
Employment Trends



Unemployment Rate Trends



Population Estimates



## Population

	2010 Census	2020 Rank	2020 Estimate	% Change 2010-2020	2025 Projected*	% Change 2010-2025
Chatham	265,128	6	289,463	9.2	303,392	14.4
City of Savannah	136,286					
<b>Coastal Georgia RC</b>	<b>654,810</b>		<b>729,352</b>	<b>11.4</b>	<b>771,385</b>	<b>17.8</b>
Georgia	9,687,653		10,710,017	10.6	11,335,283	17.0
United States	308,745,538		329,484,123	6.7	349,439,199	13.2

Source: Population Division, U.S. Census Bureau, \*Governor's Office of Planning and Budget.

## Top Employers - 2021\*

### TEN LARGEST EMPLOYERS

#### Coastal Georgia RC

Candler Hospital, Inc.  
 Georgia Southern University  
 Glynn-Brunswick Memorial Hospital  
 Gulfstream Aerospace Corp  
 Gulfstream Services Corporation  
 Marine Terminals Corporation-East  
 Savannah College of Art and Design  
 Savannah Health Services, LLC  
 Sea Island Acquisitions, LLC  
 Walmart

\*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Second Quarter of 2021. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

### SIZE CLASS

Employees	Establishments	Employment
0 - 4	10,504	14,440
5 - 9	3,009	20,055
10 - 19	2,251	30,512
20 - 49	1,627	48,652
50 - 99	534	37,596
100 - 249	287	43,063
250 - 499	60	20,613
500 - 999	26	18,654
1000 - and over	21	44,338
<b>Total</b>	<b>18,319</b>	<b>277,923</b>

Note: Data shown for the Second Quarter of 2021.

## Education of the Labor Force

### Coastal Georgia RC

#### PERCENT DISTRIBUTION BY AGE

	PERCENT					
	OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	3.5%	1.3%	2.4%	2.1%	2.9%	10.9%
Some High School	10.7%	15.2%	9.2%	7.7%	9.1%	13.9%
High School Grad/GED	32.9%	35.3%	28.4%	32.7%	34.5%	32.4%
Some College	25.1%	37.7%	25.9%	23.3%	22.0%	17.2%
College Grad 2 Yr	6.9%	4.5%	8.7%	8.7%	7.5%	4.1%
College Grad 4 Yr	13.8%	5.8%	18.8%	17.1%	14.3%	12.2%
Post Graduate Studies	7.2%	0.3%	6.8%	8.4%	9.8%	9.4%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some college with no degree less than two years.

Source: U.S. Census Bureau - 2010 Decennial Census.

## High School Graduates - 2020

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Bryan	663	—	663
Bulloch	817	—	817
Camden	567	—	567
Chatham	2,035	—	2,035
Effingham	756	—	756
Glynn	781	—	781
Liberty	595	—	595
Long	218	—	218
McIntosh	88	—	88
Schenley	125	—	125
Coastal Georgia RC	6,646	—	6,646



Note: Public schools include city as well as county schools systems.

\* Private schools data is not available for 2020 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

## Colleges and Universities

### Coastal Georgia RC

#### Chatham

Georgia Institute of Technology (Savannah Campus)	<a href="http://pegatech.edu/savannah-campus">pegatech.edu/savannah-campus</a>
Georgia Southern University (Armstrong Campus)	<a href="http://www.armsstrong.edu">www.armsstrong.edu</a>
Savannah Law School	<a href="http://www.savannahlawschool.org/">www.savannahlawschool.org/</a>
Savannah State University	<a href="http://www.savannahstate.edu/">www.savannahstate.edu/</a>
Savannah Technical College	<a href="http://www.savannahtech.edu">www.savannahtech.edu</a>
Savannah College of Art and Design	<a href="http://www.scad.edu">www.scad.edu</a>
South University-Savannah Online	<a href="http://www.southuniversity.edu/online/local-online/2020programs">www.southuniversity.edu/online/local-online/2020programs</a>
South University-Savannah	<a href="http://www.southuniversity.edu/savannah/Mid-84">www.southuniversity.edu/savannah/Mid-84</a>
Strayer University (Savannah Campus)	<a href="http://www.strayer.edu/georgia/savannah">www.strayer.edu/georgia/savannah</a>

#### Glynn

College of Coastal Georgia	<a href="http://www.ccg.edu">www.ccg.edu</a>
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#### Bulloch

Georgia Southern University (Statesboro Campus)	<a href="http://www.georgiasouthern.edu">www.georgiasouthern.edu</a>
Ogeechee Technical College	<a href="http://www.ogeecheetech.edu">www.ogeecheetech.edu</a>

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

## Technical College Graduates - 2020\*

PROGRAMS	TOTAL GRADUATES			PER CENT CHANGE	
	2018	2019	2020	2018-2019	2019-2020
Accounting Technology/Technician and Bookkeeping*	102	141	146	38.2	3.5
Administrative Assistant and Secretarial Science, General	40	30	29	-25.0	-3.3
Aesthetician/Esthetician and Skin Care Specialist*	12	19	29	58.3	52.6
Aircraft Powerplant Technology/Technician*	30	30	63	0.0	110.0
Airframe Mechanics and Aircraft Maintenance Technology/Technician*	50	94	171	88.0	81.9
Allied Health and Medical Assisting Services, Other*	285	252	142	-11.6	-43.7

## Technical College Graduates - 2020\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2018	2019	2020	2018-2019	2019-2020
Automobile/Automotive Mechanics Technology/Technician°	328	285	232	-13.1	-18.6
Barbering/Barber	5	13	14	160.0	7.7
Business Administration and Management, General°	103	91	101	-11.7	11.0
Cabinetmaking and Millwork°	20	29	8	45.0	-72.4
CAD/CADD Drafting and/or Design Technology/Technician°	6	18	10	200.0	-44.4
Carpentry/Carpenter°	31	35	46	12.9	31.4
Child Care and Support Services Management°	13	5	17	-61.5	240.0
Child Care Provider/Assistant°	95	109	113	14.7	3.7
Cinematography and Film/Video Production°	49	22	67	-55.1	204.5
Computer Installation and Repair Technology/Technician°	104	48	58	-53.8	20.8
Construction Management°	25	47	29	88.0	-38.3
Cosmetology/Cosmetologist, General°	205	248	250	21.0	0.8
Criminal Justice/Police Science°	39	54	47	38.5	-13.0
Criminal Justice/Safety Studies°	216	174	222	-19.4	27.6
Culinary Arts/Chef Training	28	31	17	10.7	-45.2
Data Processing and Data Processing Technology/Technician°	39	34	29	-12.8	-14.7
Dental Assisting/Assistant	27	26	26	-3.7	0.0
Dental Hygiene/Hygienist	21	24	25	14.3	4.2
Drafting and Design Technology/Technician, General	8	12	2	50.0	-83.3
Early Childhood Education and Teaching	43	46	57	7.0	23.9
Electrical, Electronic and Communications Engineering Technology/Technician	10	6	7	-40.0	16.7
Electrician°	122	118	83	-3.3	-29.7
Emergency Medical Technology/Technician (EMT Paramedic)°	108	99	81	-8.3	-18.2
Fire Science/Fire-fighting°	16	11	13	-31.3	18.2
Food Preparation/Professional Cooking/Kitchen Assistant°	80	97	50	21.3	-48.5
Funeral Service and Mortuary Science, General	18	11	22	-38.9	100.0
General Office Occupations and Clerical Services°	10	6	4	-40.0	-33.3
Health Information/Medical Records Technology/Technician°	18	22	28	22.2	27.3
Health Services/Allied Health/Health Sciences, General°	137	111	41	-19.0	-63.1
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology°	74	83	103	12.2	24.1
Human Resources Management/Personnel Administration, General°	39	40	39	2.6	-2.5
Industrial Mechanics and Maintenance Technology°	113	84	138	-25.7	64.3
Legal Assistant/Paralegal	10	6	15	-40.0	150.0
Licensed Practical/Vocational Nurse Training	36	66	50	83.3	-24.2
Machine Shop Technology/Assistant°	21	29	26	38.1	-10.3
Marketing/Marketing Management, General	8	10	11	25.0	10.0
Mechanical Drafting and Mechanical Drafting CAD/CADD°	5	2	5	-60.0	150.0

## Technical College Graduates - 2020\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2018	2019	2020	2018-2019	2019-2020
Medical Insurance Coding Specialist/Coder <sup>o</sup>	37	53	37	43.2	-30.2
Medical Office Assistant/Specialist <sup>o</sup>	95	96	86	1.1	-10.4
Medical/Clinical Assistant	36	42	34	16.7	-19.0
Nail Technician/Specialist and Manicurist <sup>o</sup>	10	14	10	40.0	-28.6
Network and System Administration/Administrator <sup>o</sup>	118	77	46	-34.7	-40.3
Nursing Assistant/Aide and Patient Care Assistant/Aide <sup>o</sup>	455	289	161	-36.5	-44.3
Opticianry/Ophthalmic Dispensing Optician	5	3	9	-40.0	200.0
Pharmacy Technician/Assistant	9	7	7	-22.2	0.0
Phlebotomy Technician/Phlebotomist <sup>o</sup>	20	19	10	-5.0	-47.4
Professional, Technical, Business, and Scientific Writing <sup>o</sup>	15	13	4	-13.3	-69.2
Radiologic Technology/Science - Radiographer <sup>o</sup>	17	22	8	29.4	-63.6
Restaurant, Culinary, and Catering Management/Manager <sup>o</sup>	7	6	4	-14.3	-33.3
Solar Energy Technology/Technician <sup>o</sup>	50	49	52	-2.0	6.1
Surgical Technology/Technologist <sup>o</sup>	50	52	26	4.0	-50.0
Truck and Bus Driver/Commercial Vehicle Operator and Instructor <sup>o</sup>	239	310	240	29.7	-22.6
Veterinary/Animal Health Technology/Technician and Veterinary Assistant <sup>o</sup>	29	16	20	-44.8	25.0
Welding Technology/Welder <sup>o</sup>	649	541	490	-16.6	-9.4

Definition: All graduates except those listed as technical certificates(<sup>o</sup>) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

\*Data shown represents Annual 2018, 2019, and 2020.

Note: Please visit TCSG website for any college configuration changes.

## Georgia Department of Labor Location(s)

### Career Center(s)

140 East M L King Jr Drive  
Hinesville, GA 31313

**Phone:** (912) 370 - 2595      **Fax:** (912) 370 - 2598

1712 Osborne Street

St. Marys, GA 31558

**Phone:** (912) 673 - 6942      **Fax:** (912) 673 - 7077

2517 Tara Lane  
Brunswick, GA 31520

**Phone:** (912) 264 - 7244      **Fax:** (912) 262 - 3334

305 S Main Street  
Statesboro, GA 30458

**Phone:** (912) 681 - 4134      **Fax:** (912) 681 - 5228

5520 White Bluff Road  
Savannah, GA 31405

**Phone:** (912) 356 - 2773      **Fax:** (912) 351 - 3800

601 Greene Street  
Augusta, GA 30901

**Phone:** (706) 721 - 3131      **Fax:** (706) 721 - 7680

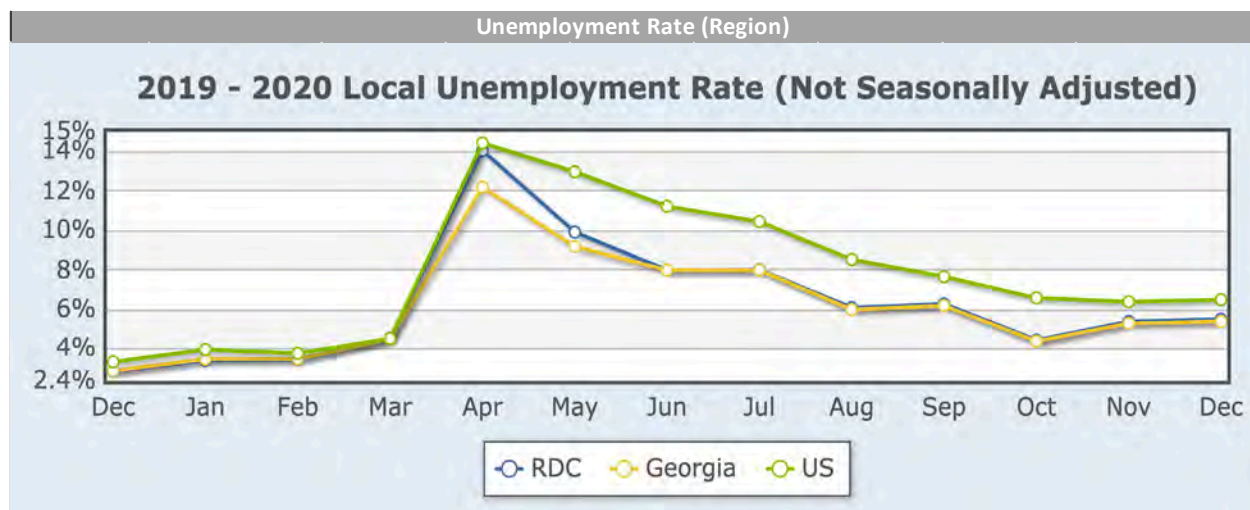
For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at [workforce\\_info@gdol.ga.gov](mailto:workforce_info@gdol.ga.gov)

## Industry Mix - Annual 2019- Coastal Region

		Average	Average	Average	Average
		Number of	Monthly	Monthly	Weekly
INDUSTRY		Establishment s	Employment	Percent	Wages
	<b>Goods-Producing</b>	<b>1,969</b>	<b>39,111</b>	<b>13.9</b>	<b>1,348</b>
	Agriculture, Forestry, Fishing & Hunting	100	634	0.2	763
	Mining	10	72	0.0	1,115
	Construction	1,374	11,655	4.1	999
	Manufacturing	485	26,750	9.5	1,514
	Apparel	6	32	0.0	582
	Beverage and Tobacco	13	160	0.1	634
	Chemical	42	2,292	0.8	1,502
	Computer and Electronic Product	8	121	0.0	991
	Electrical Equipment, Appliance, and Component	8	256	0.1	1,008
	Fabricated Metal Product	62	1,855	0.7	1,137
	Food	52	1,850	0.7	1,042
	Furniture and Related	22	271	0.1	826
	Leather and Allied Product	2	*	*	*
	Machinery	28	1,604	0.6	1,111
	Miscellaneous	31	212	0.1	785
	Nonmetallic Mineral Product	51	1,500	0.5	1,006
	Paper	23	3,153	1.1	1,592
	Petroleum and Coal	6	295	0.1	1,608
	Plastics and Rubber	9	320	0.1	985
	Primary Metal	1	*	*	*
	Printing and Related Support Activities	35	520	0.2	667
	Textile Mills	6	*	*	*
	Textile Product Mills	13	127	0.0	864
	Transportation Equipment	37	10,972	3.9	1,949
	Wood Product	30	740	0.3	1,037
	<b>Service-Providing</b>	<b>13,298</b>	<b>191,090</b>	<b>67.7</b>	<b>743</b>
	Utilities	33	961	0.3	1,866
	Wholesale Trade	599	8,187	2.9	1,292
	Retail Trade	2,499	35,049	12.4	557
	Transportation and	700	17,134	6.1	860
	Information	183	2,846	1.0	938
	Finance and Insurance	824	5,677	2.0	1,342
	Real Estate and Rental and	787	4,069	1.4	810
	Professional Scientific &	1,507	8,810	3.1	1,123
	Management of Companies	67	1,124	0.4	1,331
	Admin., Support, Waste	996	18,216	6.5	674
	Education Services	133	4,291	1.5	1,037
	Assistance	1,701	32,481	11.5	965
	Arts, Entertainment, and	265	3,861	1.4	510
	Accommodation and Food	1,864	40,201	14.2	371
	Other Services (except	1,140	8,184	2.9	665
	<b>Unclassified - industry not assigned</b>	<b>740</b>	<b>599</b>	<b>0.2</b>	<b>957</b>
	<b>Total - Private Sector</b>	<b>16,007</b>	<b>230,800</b>	<b>81.7</b>	<b>846</b>
	<b>Total - Government</b>	<b>535</b>	<b>51,480</b>	<b>18.2</b>	<b>981</b>
	Federal Government	181	11,246	4.0	1,367
	State Government	190	10,838	3.8	1,004
	Local Government	164	29,396	10.4	824
	<b>ALL INDUSTRIES</b>	<b>16,542</b>	<b>282,279</b>	<b>100.0</b>	<b>871</b>

Geography	Means of Transport to Work									
	Car, Truck, or Van	Drove Alone	Carpooled	Public Transportation incl. taxi	Motorcycle	Bicycle	Walked	Other Means	Worked At Home	
Bryan	92.4%	84.5%	7.9%	0.3%	0.2%	0.1%	1.3%	2.0%	3.7%	
Bulloch	90.1%	80.5%	9.6%	1.3%	0.2%	1.0%	2.2%	0.6%	4.5%	
Camden	90.6%	83.3%	7.3%	0.2%	0.2%	0.3%	5.5%	0.8%	2.5%	
Chatham	87.7%	77.3%	10.4%	2.8%	0.2%	1.0%	2.8%	0.9%	4.6%	
Effingham	94.6%	87.4%	7.1%	0.1%	0.2%	0.0%	0.7%	1.4%	2.9%	
Glynn	92.0%	81.9%	10.1%	1.0%	0.2%	0.3%	1.6%	1.0%	4.0%	
Liberty	91.8%	81.0%	10.8%	1.0%	0.1%	0.5%	3.6%	0.8%	2.3%	
Long	91.1%	81.9%	9.2%	0.3%	0.4%	0.0%	0.3%	5.1%	2.9%	
McIntosh	92.3%	81.3%	11.0%	0.3%	0.0%	0.0%	1.8%	0.1%	5.6%	
Screven	94.1%	85.0%	9.1%	0.0%	0.6%	0.0%	1.3%	1.2%	2.8%	
Coastal Region Total	90.1%	80.5%	9.6%	1.6%	0.2%	0.6%	2.5%	1.0%	3.9%	

Coastal Georgia Local Workforce Development Area Industry Employment Projections 2016-2026						
Industry	Industry Code	Estimated Employment	Projected Employment	Total Employment Change	Annual Percent Change	Total Percent Change
Total, All Industries	000000	288,864	323,829	34,965	1%	12%
Accommodation and Food Services	72	38,809	41,470	2,661	1%	7%
Administrative and Support and Waste Management and Remediation Services	56	15,953	18,581	2,628	2%	16%
Agriculture, Forestry, Fishing and Hunting	11	3,495	3,943	448	1%	13%
Arts, Entertainment, and Recreation	71	3,552	4,664	1,112	3%	31%
Construction	23	9,864	11,564	1,700	2%	17%
Educational Services	61	25,370	28,691	3,321	1%	13%
Federal Government	91	11,171	11,949	778	1%	7%
Finance and Insurance	52	5,702	6,225	523	1%	9%
Health Care and Social Assistance	62	33,294	40,618	7,324	2%	22%
Information	51	2,442	2,748	306	1%	13%
Local, Excluding Education and Hospitals	93	10,937	11,885	948	1%	9%
Management of Companies and Enterprises	55	1,216	1,435	219	2%	18%
Manufacturing	31-33	24,139	25,549	1,410	1%	6%
Mining, Quarrying, and Oil and Gas Extraction	21	41	39	-2	-1%	-5%
Other Services (except Public Administration)	81	12,204	13,895	1,691	1%	14%
Professional, Scientific, and Technical Services	54	7,751	8,751	1,000	1%	13%
Public Administration	92	5,163	5,223	60	0%	1%
Real Estate and Rental and Leasing	53	3,700	4,136	436	1%	12%
Retail Trade	44-45	34,364	37,817	3,453	1%	10%
Transportation and Warehousing	48-49	15,534	16,607	3,073	2%	20%
Utilities	22	978	1,277	299	3%	31%
Wholesale Trade	42	8,112	9,165	1,053	1%	13%



## Economic Resources

- The Coastal Regional Commission provides planning, grant writing, and grant administration services to local governments in support of economic development. The CRC seeks to advance opportunities for increasing access to capital that will assist in the creation of jobs, while leveraging and maximizing the impact of private investment to enhance the quality of life throughout the State of Georgia's coastal region.
- WorkSource Coastal provides workforce development services to the 10-county Coastal Georgia region. WorkSource Coastal provides services to help job seekers receive the training and support they need to become more competitive in the workforce.
- The following is a list of economic development authorities in the region:
  - Development Authority of Bryan County
  - Camden County Joint Development Authority
  - Effingham County Industrial Development Authority
  - Golden Isles Development Authority
  - Long County Economic Development Authority
  - McIntosh County Industrial Development Authority
  - Savannah Economic Development Authority

- o Screven County Development Authority
- Federal Qualified Opportunity Zones refer to an economically-distressed area that is eligible for preferential tax treatment to spur private investment. The following opportunity zones are present in the region:
  - o Screven County: Census Tract 9704
  - o Bulloch County: Census Tracts 1102, 1104.01, 1104.03, 1104.04, 1105, and 1106.2
  - o Chatham County: Census Tracts 1, 6.01, 11, 12, 21, 27, 33.01, 101.01, and 109.01
  - o Glynn County: Census Tracts 5.04, 7, and 8
- Enterprise Zones refer to areas of cities or counties that suffer from a lack of economic development and disinvestment, and are eligible for tax incentives provided by the State of Georgia. There is only one recognized enterprise zone in the region, within the City of Savannah.
- The Georgia Southern University Business Innovation Group is a program to provide education and resources to those seeking to launch businesses.

## Economic Trends

Ten Largest Employers (listed alphabetically)

Source: Georgia Department of Labor

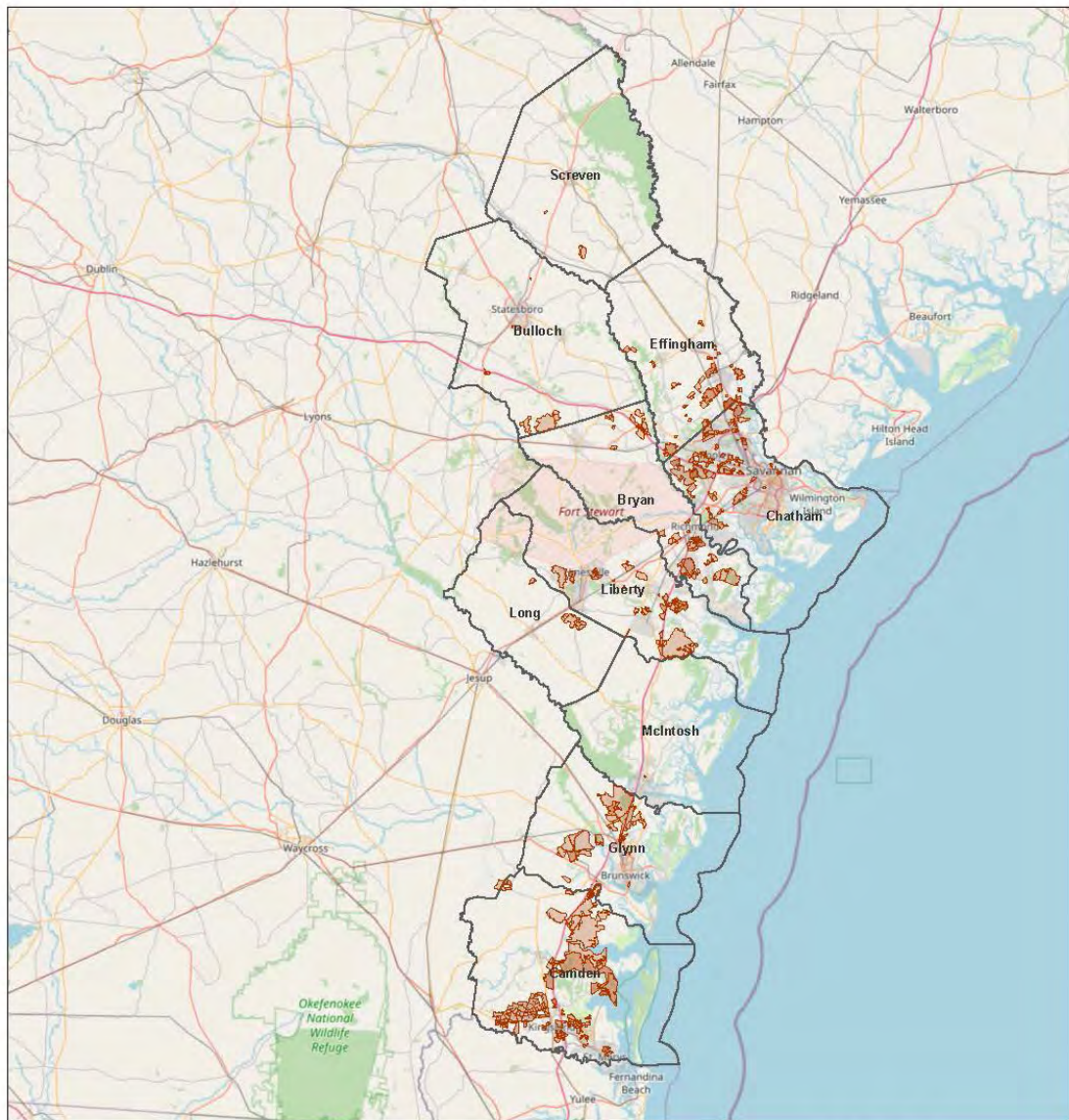
- Candler Hospital, Inc.
- Georgia Southern University
- Glynn-Brunswick Memorial Hospital
- Gulfstream Aerospace Corp
- Gulfstream Services Corporation
- Savannah College of Art and Design
- Savannah Health Services, LLC
- Sitel Operating Corporation
- The Kroger Company
- Walmart

Developments of Regional Impact (DRIs) are developments that are determined to be of sufficient scale that multiple jurisdictions will be affected. Since the last regional plan was adopted, there have been 76 DRI applications. Of these, 72% (55 of 76) have been in Chatham, Bryan, or Effingham. The following table identifies the number of DRI applications that each county has received since the date of the last regional plan's adoption, January 11, 2017.

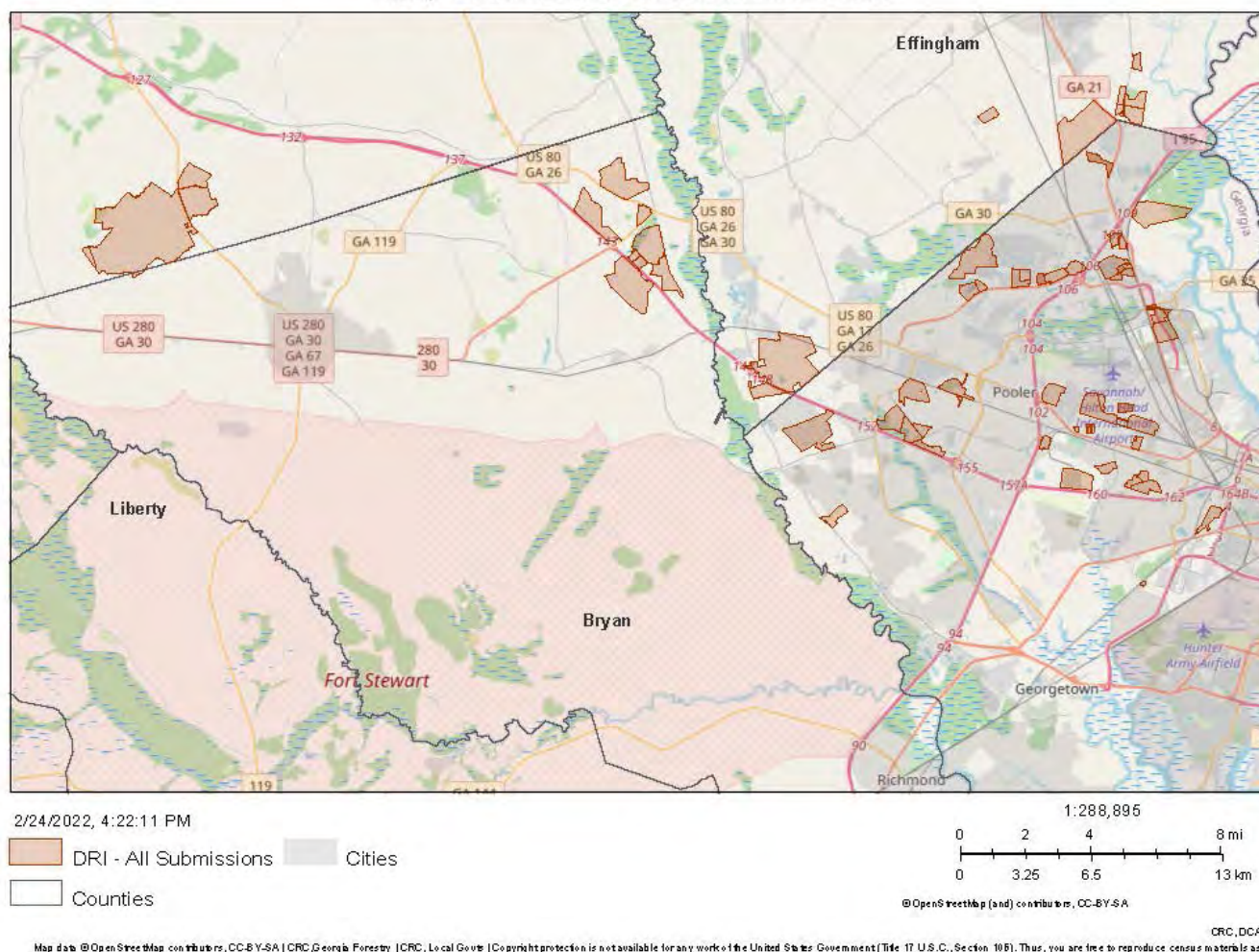
DRIs Since 2017 By County	
County	Number of DRIs
Bryan	13
Bulloch	3
Camden	1
Chatham	31
Effingham	11
Glynn	5
Liberty	10
Long	1
McIntosh	0
Screven	1

DRI Development Types		
Development Type	Number	Percent
Commercial	2	3.0%
Wholesale & Distribution	10	14.9%
Housing	8	11.9%
Industrial	19	28.4%
Mixed Use	7	10.4%
Attractions & Recreational Facilities	1	1.5%
Waste Handling Facilities	2	3.0%
Quarries, Asphalt & Cement Plants	4	6.0%
Truck Stops	10	14.9%
Any Other Development Types	4	6.0%
<b>Total</b>	<b>67</b>	<b>100.0%</b>

Map of DRIs



## Map of Industrial & Warehouse DRIs



## Housing

Below is a set of data on housing availability, quality, and affordability in the Coastal Georgia region. There are myriad housing issues throughout the region: meeting the housing needs of a large and growing retired population, the high cost of coastal real estate, short-term vacation rentals and how communities can wisely and legally address them, the impact on housing cost from the region's large student and military populations, and the "squeeze" resulting from the land needs of the region's largest institutions, such as universities, the ports, and military installations.

Housing in the region is primarily single-family, with many mobile homes. The overall housing mix is similar to the state's housing mix. About half of the region's housing was built before 1990. The median housing values are lower than the state median housing value for all counties except Bryan, Chatham, and Glynn.

Geography	Fair Market Rent				
	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Bryan County, Georgia	\$838	\$887	\$1,010	\$1,385	\$1,589
Bulloch County, Georgia	\$550	\$597	\$709	\$1,023	\$1,245
Camden County, Georgia	\$682	\$687	\$853	\$1,162	\$1,427
Chatham County, Georgia	\$838	\$887	\$1,010	\$1,385	\$1,589
Effingham County, Georgia	\$838	\$887	\$1,010	\$1,385	\$1,589
Glynn County, Georgia	\$653	\$657	\$786	\$1,094	\$1,159
Liberty County, Georgia	\$709	\$781	\$889	\$1,282	\$1,561
Long County, Georgia	\$539	\$543	\$682	\$984	\$1,051
McIntosh County, Georgia	\$653	\$657	\$786	\$1,094	\$1,159
Screven County, Georgia	\$491	\$494	\$651	\$864	\$998

Year Housing Unit Constructed										
Geography	Built 2014 or Later	Built 2010 to 2013	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or Earlier
Bryan County, Georgia	10.3%	8.0%	25.2%	23.9%	16.4%	8.0%	3.0%	1.3%	1.5%	2.4%
Bulloch County, Georgia	3.9%	5.9%	19.9%	22.3%	15.6%	12.5%	8.4%	5.0%	2.2%	4.2%
Camden County, Georgia	2.5%	3.2%	24.1%	29.9%	19.4%	8.6%	4.9%	4.4%	1.2%	1.9%
Chatham County, Georgia	3.2%	4.5%	19.3%	13.9%	13.7%	13.5%	9.1%	9.8%	4.8%	8.2%
Effingham County, Georgia	7.1%	4.8%	29.9%	25.8%	11.9%	9.3%	4.8%	2.2%	1.5%	2.7%
Glynn County, Georgia	2.7%	2.0%	20.6%	19.3%	14.8%	13.7%	11.2%	7.5%	4.1%	4.1%
Liberty County, Georgia	2.7%	6.2%	17.1%	30.9%	19.4%	12.4%	5.6%	3.4%	0.8%	1.6%
Long County, Georgia	8.5%	9.7%	24.3%	22.3%	11.9%	8.8%	3.0%	6.4%	3.2%	1.9%
McIntosh County, Georgia	1.2%	4.4%	30.0%	20.4%	14.5%	11.5%	10.1%	5.4%	1.7%	0.9%
Screven County, Georgia	1.1%	0.6%	16.1%	18.3%	19.9%	16.4%	9.4%	6.4%	4.0%	7.8%
Coastal Region Total	3.8%	4.6%	21.1%	20.0%	15.0%	12.3%	7.9%	6.8%	3.3%	5.2%

Housing Units (Occupied)					
Geography	Total Housing Units	Occupied Housing Units	Occupied Rented	Occupied Owned	Vacancy Rate
Bryan	14,292	13,048	29.9%	70.1%	8.7%
Bulloch	31,135	27,375	46.1%	53.9%	10.0%
Camden	22,044	19,338	37.5%	62.5%	12.3%
Chatham	125,272	108,568	45.3%	54.7%	15.3%
Effingham	22,745	21,172	24.1%	75.9%	6.9%
Glynn	43,110	34,119	37.5%	62.5%	21.3%
Liberty	28,212	23,485	54.3%	45.7%	16.8%
Long	6,850	5,695	30.9%	69.1%	16.9%
McIntosh	9,554	6,042	20.2%	79.8%	36.8%
Screven	6,785	5,098	26.5%	73.5%	24.9%

Vacancy Rate	
Geography	Vacancy Rate
Bryan	8.7%
Bulloch	10.0%
Camden	12.3%
Chatham	15.3%
Effingham	6.9%
Glynn	21.3%
Liberty	16.8%
Long	16.9%
McIntosh	36.8%
Screven	24.9%
<b>Region</b>	<b>14.9%</b>
<b>State</b>	<b>12.1%</b>

Housing Units (Vacant)				
Geography	Total Vacant	Percent for Rent	Percent for Sale	Other
Bryan	1,244	19.9%	24.8%	55.3%
Bulloch	3,760	36.3%	5.3%	58.5%
Camden	2,706	32.1%	7.1%	60.8%
Chatham	16,704	27.2%	8.9%	63.9%
Effingham	1,573	13.3%	5.2%	81.5%
Glynn	8,991	18.0%	5.0%	77.0%
Liberty	4,727	36.7%	12.3%	51.1%
Long	1,155	14.6%	7.4%	77.9%
McIntosh	3,512	3.5%	5.2%	91.3%
Screven	1,687	16.7%	4.9%	78.5%

Median Housing Value	
County	Value
Bryan	\$223,900
Bulloch	\$140,700
Camden	\$165,700
Chatham	\$194,500
Effingham	\$163,600
Glynn	\$179,000
Liberty	\$124,500
Long	\$122,100
McIntosh	\$128,000
Screven	\$81,200
Georgia	\$176,000

Housing Value Ranges									
County	Less than \$20,000	\$20,000	\$50,000	\$100,000 to \$149,999	\$150,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$749,999	\$750,000 to \$999,999	\$1,000,000 or More
Bryan	1.5%	5.0%	8.7%	13.6%	42.7%	22.2%	4.4%	1.0%	1.0%
Bulloch	4.7%	5.7%	19.9%	23.8%	33.9%	8.9%	2.2%	0.4%	0.4%
Camden	4.3%	4.2%	11.6%	23.0%	42.2%	12.0%	2.1%	0.6%	0.0%
Chatham	2.3%	2.9%	10.5%	16.9%	41.2%	15.1%	6.6%	2.5%	2.1%
Effingham	3.1%	3.8%	15.4%	20.1%	46.5%	10.1%	0.5%	0.1%	0.4%
Glynn	3.3%	6.9%	14.1%	14.8%	33.8%	16.6%	5.1%	2.3%	3.2%
Liberty	3.2%	5.3%	25.7%	28.2%	32.1%	4.2%	0.6%	0.4%	0.3%
Long	6.4%	7.4%	27.3%	21.2%	35.3%	0.5%	0.8%	0.8%	0.3%
McIntosh	7.9%	12.8%	17.3%	17.7%	28.6%	7.7%	4.7%	0.9%	2.4%
Screven	7.9%	22.0%	27.0%	19.4%	15.9%	3.7%	3.9%	0.1%	0.0%
Georgia	2.9%	5.2%	14.8%	16.5%	36.8%	15.7%	5.1%	1.6%	1.3%

Homeowner Cost Burdened & Severely Cost Burdened		
County	Percent Cost Burdened	Percent Severely Cost Burdened
Bryan	20.30%	9.50%
Bulloch	17.9%	6.1%
Camden	19.9%	6.1%
Chatham	22.8%	9.9%
Effingham	18.1%	6.1%
Glynn	20.7%	9.1%
Liberty	21.8%	7.7%
Long	18.0%	5.0%
McIntosh	23.3%	12.7%
Screven	19.7%	7.1%
<b>Regional</b>	<b>21.0%</b>	<b>8.6%</b>

Renter Cost Burdened & Severely Cost Burdened		
County	Percent Cost Burdened	Percent Severely Cost Burdened
Bryan	24.7%	23.6%
Bulloch	20.3%	28.3%
Camden	22.6%	20.9%
Chatham	21.6%	23.9%
Effingham	25.2%	16.9%
Glynn	22.6%	20.9%
Liberty	26.0%	20.5%
Long	36.9%	14.8%
McIntosh	25.5%	18.6%
Screven	19.7%	14.3%
<b>Regional</b>	<b>22.7%</b>	<b>22.8%</b>

2019 Number of Units								
County	1 unit detached	1 unit attached	2 apartments	3 or 4 apartments	5-9 apartments	10 or more apartments	Mobile home or other	
Bryan	74.7%	1.7%	1.1%	2.3%	3.9%	2.3%	14.0%	
Bulloch	55.1%	3.1%	6.7%	5.6%	2.1%	9.7%	17.7%	
Camden	67.9%	4.8%	2.9%	5.4%	3.8%	4.6%	10.7%	
Chatham	62.8%	4.0%	4.9%	6.0%	7.1%	11.4%	3.9%	
Effingham	71.2%	1.3%	0.9%	1.4%	2.0%	2.6%	20.7%	
Glynn	67.4%	3.6%	3.7%	1.4%	8.0%	5.3%	10.7%	
Liberty	59.3%	3.2%	2.9%	10.1%	5.1%	5.8%	13.6%	
Long	56.5%	0.2%	0.0%	0.1%	2.1%	0.9%	40.2%	
McIntosh	61.2%	2.1%	0.0%	2.2%	1.8%	2.0%	30.7%	
Screven	57.1%	0.3%	3.8%	3.1%	2.2%	0.0%	33.5%	
<b>Region</b>	64.0%	3.0%	4.0%	5.0%	5.0%	8.0%	11.0%	
<b>Georgia</b>	67.2%	4.3%	2.1%	2.7%	4.4%	11.1%	8.1%	

2010 Number of Units								
County	1 unit detached	1 unit attached	2 apartments	3 or 4 apartments	5-9 apartments	10 or more apartments	Mobile home or other	
Bryan	74.1%	1.1%	0.8%	1.9%	2.9%	2.5%	16.7%	
Bulloch	53.3%	1.3%	5.1%	6.3%	5.0%	9.2%	19.7%	
Camden	65.4%	5.3%	3.0%	6.1%	3.2%	2.9%	14.1%	
Chatham	65.1%	5.4%	3.3%	5.9%	7.5%	8.2%	4.7%	
Effingham	66.7%	1.2%	2.2%	0.4%	2.6%	1.4%	25.5%	
Glynn	68.2%	3.8%	2.6%	2.6%	4.6%	5.7%	12.4%	
Liberty	56.2%	4.1%	3.5%	9.3%	7.1%	1.1%	18.7%	
Long	43.0%	0.1%	0.2%	0.5%	0.5%	0.2%	55.5%	
McIntosh	57.1%	0.1%	1.0%	1.8%	1.5%	1.0%	37.5%	
Screven	60.1%	1.4%	2.1%	1.7%	0.6%	2.0%	31.9%	
<b>Georgia</b>	68.1%	3.7%	2.1%	2.9%	4.8%	9.1%	9.3%	

2010-2019 Change								
County	1 unit detached	1 unit attached	2 apartments	3 or 4 apartments	5-9 apartments	10 or more apartments	Mobile home or other	
Bryan	0.6%	0.6%	0.3%	0.4%	1.0%	-0.2%	-2.7%	
Bulloch	1.8%	1.8%	1.6%	-0.7%	-2.9%	0.5%	-2.0%	
Camden	2.5%	-0.5%	-0.1%	-0.7%	0.6%	1.7%	-3.4%	
Chatham	-2.3%	-1.4%	1.6%	0.1%	-0.4%	3.2%	-0.8%	
Effingham	4.5%	0.1%	-1.3%	1.0%	-0.6%	1.2%	-4.8%	
Glynn	-0.8%	-0.2%	1.1%	-1.2%	3.4%	-0.4%	-1.7%	
Liberty	3.1%	-0.9%	-0.6%	0.8%	-2.0%	4.7%	-5.1%	
Long	13.5%	0.1%	-0.2%	-0.4%	1.6%	0.7%	-15.3%	
McIntosh	4.1%	2.0%	-1.0%	0.4%	0.3%	1.0%	-6.8%	
Screven	-3.0%	-1.1%	1.7%	1.4%	1.6%	-2.0%	1.6%	
<b>Georgia</b>	-0.9%	0.6%	0.0%	-0.2%	-0.4%	2.0%	-1.2%	

Households With Social Security or Public Assistance Income		
County	Social Security Income	Public Assistance Income
Bryan	22.9%	0.8%
Bulloch	24.3%	0.9%
Camden	28.3%	0.9%
Chatham	34.0%	1.0%
Effingham	26.8%	1.3%
Glynn	37.7%	0.8%
Liberty	21.7%	1.5%
Long	23.1%	0.2%
McIntosh	49.7%	1.0%
Screven	39.8%	1.7%
<b>Region</b>	31.0%	1.0%
<b>Georgia</b>	29.7%	1.4%

Household Size				
County	1-person household	2-person household	3-person household	4-or-more-person household
Bryan	18.4%	33.1%	19.6%	29.0%
Bulloch	29.5%	28.9%	16.5%	25.1%
Camden	19.9%	37.2%	20.0%	22.9%
Chatham	31.1%	38.0%	13.6%	17.3%
Effingham	23.2%	34.3%	18.0%	24.5%
Glynn	30.0%	37.0%	16.0%	17.0%
Liberty	24.0%	33.4%	17.7%	24.9%
Long	22.8%	30.0%	15.9%	31.4%
McIntosh	27.8%	44.5%	7.7%	20.0%
Screven	29.3%	35.8%	13.3%	21.5%

Householders Over 65 Living Alone	
County	Percent of Householders Over 65 Living Alone
Bryan	7.4%
Bulloch	12.1%
Camden	6.7%
Chatham	11.3%
Effingham	8.1%
Glynn	13.3%
Liberty	5.2%
Long	4.5%
McIntosh	14.2%
Screven	14.8%

## Health

Types of Disability								
County	Hearing	Vision	Cognitive	Ambulatory	Self-care	Independent living	% of 65-74s with a disability	% of 75+s with a disability
Bryan	3.4%	2.6%	6.7%	5.9%	2.3%	5.2%	26.5%	57.0%
Bulloch	3.2%	3.3%	5.7%	7.8%	2.7%	5.0%	7.1%	27.2%
Camden	3.2%	3.1%	4.8%	6.7%	2.1%	4.9%	5.9%	19.5%
Chatham	3.6%	0.8%	6.5%	8.2%	2.8%	5.4%	7.1%	24.4%
Effingham	3.0%	2.0%	4.1%	5.9%	1.8%	4.9%	8.4%	25.5%
Glynn	4.6%	3.0%	6.0%	9.0%	3.4%	6.8%	6.1%	24.3%
Liberty	3.0%	2.9%	7.6%	7.8%	2.7%	5.3%	6.9%	24.8%
Long	4.6%	2.8%	6.7%	9.4%	2.9%	7.8%	19.5%	49.1%
McIntosh	7.9%	2.9%	5.6%	14.4%	4.3%	8.9%	7.1%	23.9%
Screven	3.5%	2.7%	6.6%	10.6%	4.7%	9.0%	9.2%	25.9%

Health Providers Per 100,000 People		
County	Primary Care Providers	Mental Health Providers
Bryan	78.25	78.72
Bulloch	55.16	90.56
Camden	32.05	113.64
Chatham	88.12	145.23
Effingham	25.01	45.02
Glynn	51.59	132.6
Liberty	39.1	408.15
Long	NA	21.05
McIntosh	NA	160.39
Screven	14.33	35.87

Self-reported Health Quality			
County	Physically Unhealthy Days Per Month	Mentally Unhealthy Days Per Month	Adults That Report Fair Or Poor Health
Bryan	3.25	3.68	15.8%
Bulloch	4.27	4.43	20.6%
Camden	3.43	3.83	17.0%
Chatham	3.4	3.67	18.4%
Effingham	3.1	3.58	14.3%
Glynn	3.67	4.04	18.1%
Liberty	3.87	3.88	21.7%
Long	3.84	4.01	20.4%
McIntosh	3.67	3.96	18.9%
Screven	4.05	4.21	21.5%

## Appendix F: Community Facilities & Services

Sprawl development patterns present a major threat to the region's public facilities and services. Providing public services to residential developments far from existing infrastructure is costly. Therefore, unplanned growth can come at great cost to residents, both in taxes and in quality of life if systems fail due to overuse or overextension.

**Water supply:** Public provision of water services is a major issue within the region. The region is in the Floridan Aquifer and has access to the water of the Savannah, Ogeechee, Altamaha, Satilla, and St. Marys rivers. The Coastal Georgia Regional Water Plan estimates that water demand for the region will increase from the 2015 level of 275 millions of gallons of water per day to 346 millions of gallons of water per day by 2050. 57% of this demand will be industrial, and 35% will be municipal. Saltwater intrusion presents a major challenge to meeting the groundwater needs of the region.

**Sewerage systems:** Sewer services are primarily offered by the larger cities in the region. Unincorporated and rural areas typically utilize septic systems. Private and community septic systems are a concern for the region, as saltwater intrusion risks contamination and failure. Aging water and sewer infrastructure has been identified as a need in communities across the region.

**Wastewater treatment:** The Coastal Georgia Regional Water Plan indicates that additional wastewater treatment facilities for the Ogeechee, Altamaha, and St. Marys river basins will be necessary.

**Fire protection:** Each of the 10 counties in the Coastal Region has its own fire and/or emergency services department. Typically, the larger cities have professional fire departments, and the smaller cities and unincorporated areas are protected by volunteer fire departments. The region benefits from the system of mutual aid agreements between neighboring fire departments. The CRC seeks to improve fire protection by supporting local governments' Assistance to Firefighters Grant applications. Fire protection is a major concern in the northern portion of the region, which is experiencing rapid industrial development. Many large warehouses are exempt from taxation, and so funding fire suppression for these warehouses becomes a major public concern.

**Public safety:** Crime has been mentioned as a major concern for some communities in the region. However, this remains a local issue, and there has not been any identified need for regional action regarding policing. Land use planning to improve traffic safety along the interstates, and evacuation and disaster planning, however, are public safety issues where regional action is appropriate. These are issues that have been brought up in public engagement, and endeavors the CRC may undertake in the future.

**Parks & recreation:** The following federal and state parks have been identified as regionally important in the Regionally Important Resources Plan:

- Cumberland National Seashore
- Crooked River State Park
- Fort Frederica National Monument

- Fort King George Historic Site
- Fort Pulaski National Monument
- Fort McAllister State Historic Park
- Fort Morris State Park
- JF Gregory Park
- Sapelo Island National Estuarine Reserve
- Skidaway Island State Park
- Wormsloe State Park

A lack of recreation opportunities has been identified as a major issue in multiple communities, particularly for children and teenagers. As the Coastal Region grows, it will be important to ensure that new residential developments have sufficient open space and recreational areas.

**Stormwater management:** With many large warehouses and industrial sites in place or under development, particularly in and near Chatham County, the large amount of impervious surface presents concerning implications for stormwater management. A lack of infiltration for stormwater can cause flooding hazards and impact water quality. Local governments have mentioned a desire to coordinate with neighboring jurisdictions to effectively manage stormwater runoff from industrial sites. The CRC hopes to play a part in such regional efforts through planning, GIS, and data collection.

**Solid waste management facilities:** According to the Georgia Environmental Protection Division, all counties in the region have some form of solid waste collection service. All counties except Screven have at least one operating landfill.

**Broadband:** Provision of broadband services in the Coastal Region is better than for some of its rural neighbors. However, individualized areas of concern do exist. For example, Long County and the City of Woodbine have low levels of broadband service. A significant portion of the Coastal workforce works remotely. Remote work is a great opportunity for the region, as many talented individuals want to live here due to the natural beauty, but the amount of in-person jobs the region can generate is limited due to environmental land use concerns. Therefore, ensuring adequate broadband throughout the region improves the attractiveness of the region as a place to live, work, or both.

The following is the status of broadband provision in each of Coastal Georgia's counties according to DCA:

- Bryan County: 1% unserved
- Bulloch County: 13% unserved
- Camden County: 11% unserved
- Chatham County: 1% unserved
- Effingham County: 6% unserved
- Glynn County: 7% unserved
- Liberty County: 6% unserved
- Long County: 15% unserved
- McIntosh County: 1% unserved
- Screven County: 1% unserved

## Appendix G: Transportation System

### Transportation Data

Means of Transportation to Work							
County	Drove alone	Carpool	Public transportation	Walked	Bicycle	Taxi, motorcycle or other means	Work from home
Bryan	84.5%	7.9%	0.0%	1.3%	0.1%	2.5%	3.7%
Bulloch	80.5%	9.6%	1.1%	2.2%	1.0%	1.0%	4.5%
Camden	83.3%	7.3%	0.2%	5.5%	0.3%	1.0%	2.5%
Chatham	77.3%	10.4%	2.5%	2.8%	1.0%	1.4%	4.6%
Effingham	87.4%	7.1%	0.1%	0.7%	0.0%	1.7%	2.9%
Glynn	81.9%	10.1%	0.5%	1.6%	0.3%	1.6%	4.0%
Liberty	81.0%	10.8%	0.6%	3.6%	0.5%	1.2%	2.3%
Long	81.9%	9.2%	0.1%	0.3%	0.0%	5.6%	2.9%
McIntosh	81.3%	11.0%	0.3%	1.8%	0.0%	0.1%	5.6%
Screven	85.0%	9.1%	0.0%	1.3%	0.0%	1.8%	2.8%

Place of Work				
County	State of residence	Outside state of residence	County of residence	Outside county of residence
Bryan	96.9%	3.1%	27.2%	69.7%
Bulloch	99.9%	0.1%	66.7%	33.1%
Camden	82.5%	17.5%	73.3%	9.3%
Chatham	97.1%	2.9%	92.5%	4.5%
Effingham	95.5%	4.5%	31.1%	64.4%
Glynn	98.2%	1.8%	91.8%	6.4%
Liberty	98.5%	1.5%	77.7%	20.8%
Long	98.2%	1.8%	18.0%	80.2%
McIntosh	99.5%	0.5%	41.6%	57.9%
Screven	96.0%	4.0%	52.6%	43.4%

Travel Time to Work	
County	Mean travel time
Bryan	31.9
Bulloch	23.9
Camden	22.9
Chatham	22.1
Effingham	31.1
Glynn	19.9
Liberty	21.9
Long	31.6
McIntosh	27.4
Screven	31.3
Regional	24.4

Traffic Fatalities in 2019		
County	Traffic Fatalities	Per 100,000 Population
Bryan	7	17.66
Bulloch	14	17.59
Camden	10	18.29
Chatham	30	10.37
Effingham	8	12.44
Glynn	21	24.62
Liberty	8	13.02
Long	3	15.34
McIntosh	4	27.82
Screven	2	14.32
Source: Governor's Office of Highway Safety		

Households Without Vehicles				
County	Total households	No vehicle	No vehicle %	
Bryan	13,048	631		4.8%
Bulloch	27,375	1,367		5.0%
Camden	19,338	854		4.4%
Chatham	108,568	8,861		8.2%
Effingham	21,172	605		2.9%
Glynn	34,119	2,480		7.3%
Liberty	23,485	1,258		5.4%
Long	5,695	204		3.6%
McIntosh	6,042	303		5.0%
Screven	5,098	473		9.3%
Regional	263,940	17,036		6.5%

Households Without Vehicles				
Households without vehicles	Total households	No vehicle	No vehicle %	
Alenhurst	274	21		7.66%
Bloomington	1,272	74		5.82%
Brooklet	699	9		1.29%
Brunswick	6,586	1,207		18.33%
Darien	957	85		8.88%
Flemington	233	33		14.16%
Garden City	3,221	357		11.08%
Gum Branch	102	4		3.92%
Guyton	665	3		0.45%
Hiltonia	94	16		17.02%
Hinesville	13,332	736		5.52%
Kingsland	6,118	336		5.49%
Ludowici	763	28		3.67%
Midway	615	46		7.48%
Newington	101	13		12.87%
Oliver	115	8		6.96%
Pembroke	887	99		11.16%
Pooler	8,794	131		1.49%
Port Wentworth	3,258	-		0.00%
Portal	260	13		5.00%
Register	44	-		0.00%
Riceboro	310	17		5.48%
Richmond Hill	4,334	262		6.05%
Rincon	3,827	175		4.57%
Rocky Ford	72	-		0.00%
Savannah	52,927	7,266		13.73%
Springfield	1,392	59		4.24%
St. Marys	6,966	264		3.79%
Statesboro	10,214	1,003		9.82%
Sylvania	1,092	121		11.08%
Thunderbolt	1,091	60		5.50%
Tybee Island	1,305	13		1.00%
Vernonburg	45	2		4.44%
Walthourville	1,652	155		9.38%
Woodbine	467	27		5.78%

## Road Network

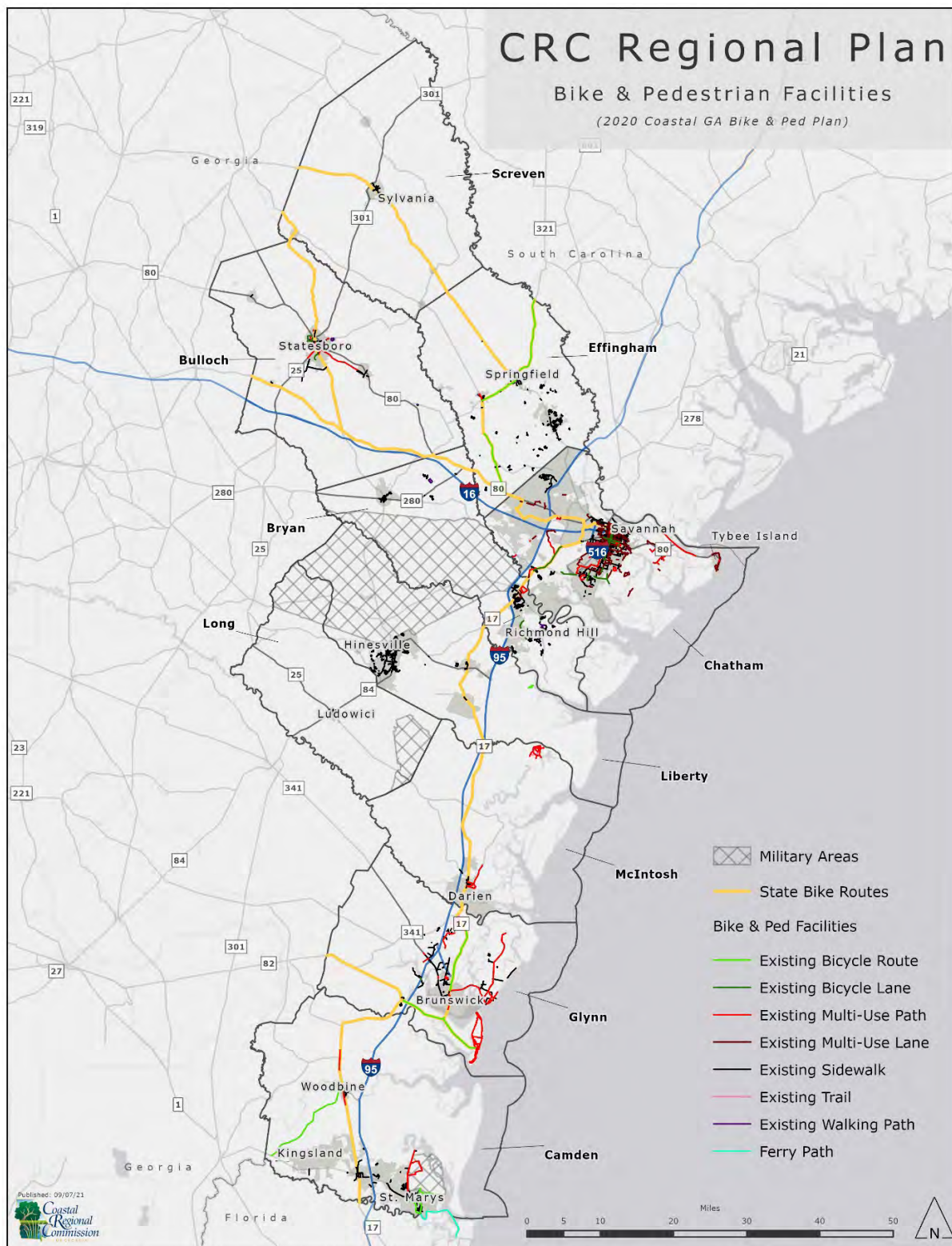
The following map identifies major roads, highways, and bridges in the region.



I-95 is the primary north-south highway for the region, connecting Georgia to Florida and South Carolina, running from Savannah to Kingsland. Traffic congestion caused by industrial and warehouse developments in the Savannah area result in major slowdowns along I-95.

I-16 is the primary east-west mode of travel, connecting Chatham, Effingham and Bryan with Bulloch and ultimately leading to Macon.

## Alternative Modes



Bicycle routes connect many of the major cities of the region and natural recreation areas. The CRC is working with local governments and advocacy groups to expand opportunities for bicycle travel. The Coastal Georgia Bicycle and Pedestrian Plan provides guidance on improving connectivity throughout the region.

Both rural and urban transit are present in the region. Rural transit is provided by Coastal Regional Coaches to all 10 counties, operated by the CRC. Coastal Regional Coaches is a demand response

system, meaning riders must book trips in advance. The system is funded by the Federal Transit Administration (FTA) through the Georgia Department of Transportation, and is therefore limited to FTA's requirements for rural transit funding. Coastal Regional Coaches cannot operate a fixed route system, or provide service from one urban area to another.

Two local governments currently operate urban transit systems: Chatham County through Chatham Area Transit (CAT), and Liberty County through Liberty Transit. Chatham Area Transit provides fixed route, paratransit, and ferry service to the City of Savannah, unincorporated Chatham County, and portions of Garden City. The other municipalities in Chatham (Bloomington, Pooler, Port Wentworth, Thunderbolt, Tybee, and Vernonburg) are not served by CAT. Liberty Transit provides fixed-route service and paratransit service to Hinesville, Flemington, Walthourville, and Fort Stewart.

Two municipalities are currently developing urban transit systems: Brunswick and Statesboro. The Statesboro system will be developed in close coordination with the CRC, and will utilize CRC buses for a "flex-route" system that follows a mostly predetermined route with the option of route deviation according to passenger requests. The City of Brunswick's system will use Coastal Regional Coaches' dispatcher system.

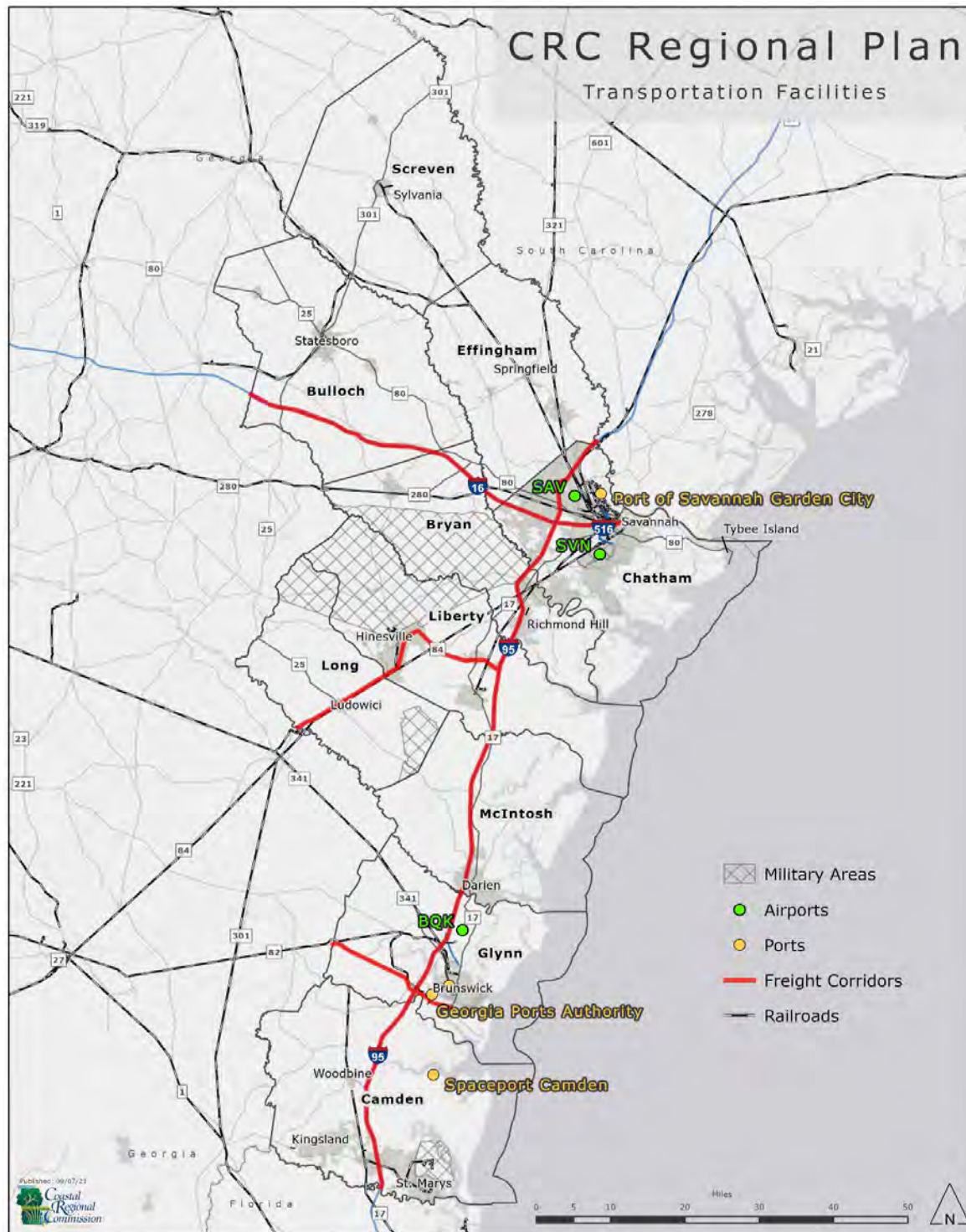
Three counties have a higher proportion of households without vehicles than the regional average: Chatham (8.2%), Glynn (7.3%), and Screven (9.3%). Chatham and Glynn are urbanized areas, that either currently have an urban transit system or are expected to develop one, so their high rates are neither surprising nor particularly concerning. Screven, however, is a rural county with low density, without access to urban transit.

The Coastal Georgia Transit Development Plan analyzed demographic factors for all 10 counties to determine transit need. It was determined that Screven, McIntosh, and Glynn Counties have the greatest transit need in the region.

## Railroads, Trucking, Port Facilities and Airports

Access to ports and rail is part of what makes the Coastal Georgia Region competitive for attracting industry. The Georgia Ports Authority has terminals at Savannah and Brunswick. The region has public-use airports in Savannah and Brunswick. In addition, a spaceport is currently being developed in Camden County.

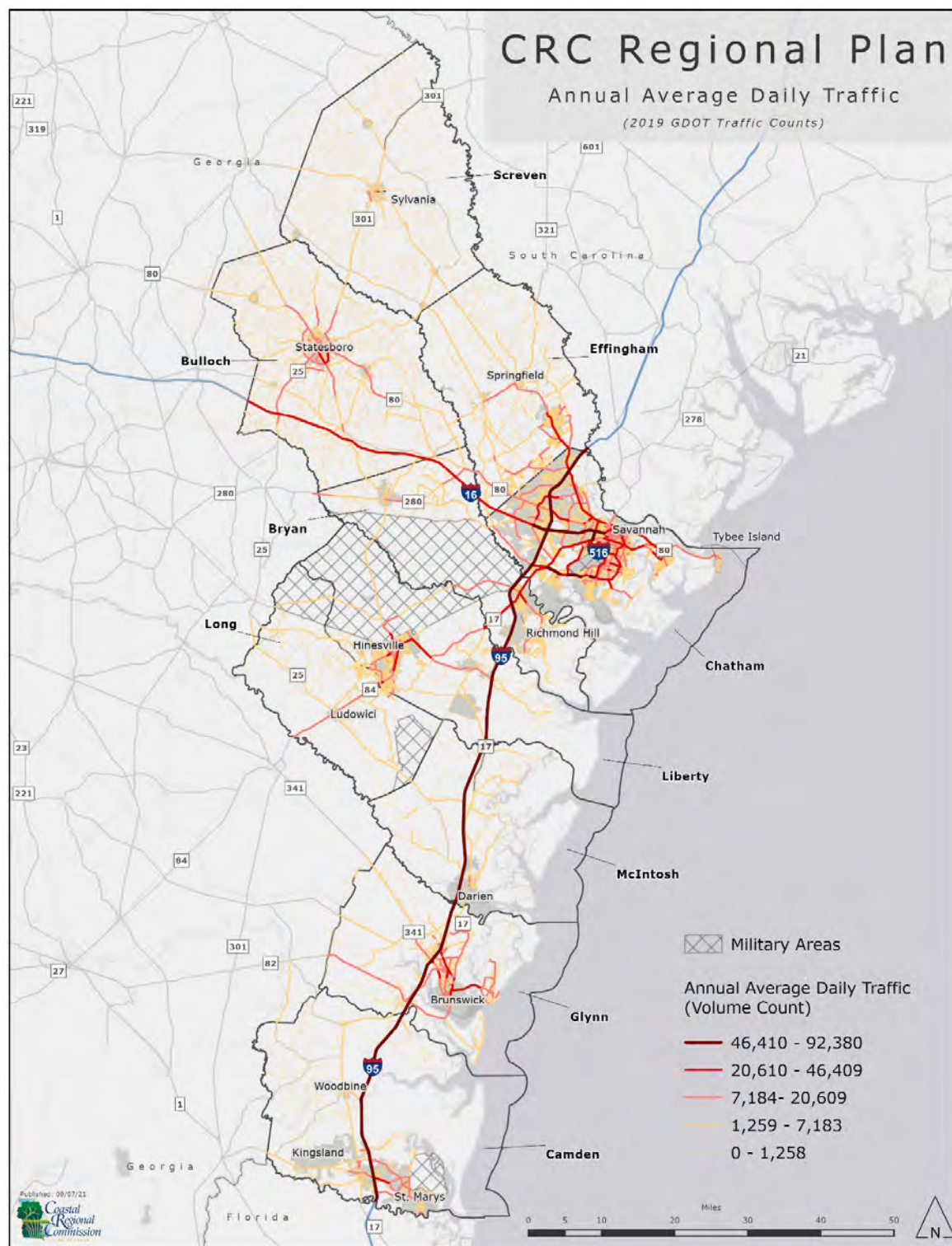
While the ports provide great benefit to the region's economy, expansion of port-related distribution centers has caused significant traffic congestion in the Savannah area. The survey for the 2021 Port Wentworth Comprehensive Plan highlighted traffic congestion as the primary concern for the city, and the most significant factor in the decline of quality of life.



## Transportation and Land Use Connection

Traffic congestion is most concerning for the Savannah area. An influx of population, combined with industrial expansion, tourism, and sprawl development serve to substantially increase commutes. Traffic congestion has also been noted as a major concern for St. Simons Island.

Traffic in the region is exacerbated by a combination of heavy industrial development, sprawl development, and tourism. Also, many residential subdivisions are not closely linked to other parts of the community, so most of the traffic generated in these areas will go directly onto the main thoroughfare(s).



## **Appendix H: Public Involvement Summary**

Public participation was essential to the development of the regional plan from the beginning. Public engagement included a large open stakeholder list with multiple virtual meetings, a steering committee, 3 public listening sessions, and an online public survey.

### ***Stakeholders***

The stakeholders for the Regional Plan included more than 300 individuals, who were sent a series of emails updating them on the regional planning process and inviting their input along the way. Outside of email, the stakeholders were invited to attend the virtual meetings and in-person listening sessions. The stakeholders included local government officials, state agencies, nonprofits, economic development experts, industry leaders, public interest groups, and any private citizens who expressed interest in participating.

### ***Steering Committee***

The Steering Committee was comprised of the Coastal Regional Commission Council. The Steering Committee provided guidance on the development of the plan. The committee included the following members:

Bryan County:

Chairman Carter Infinger | Mayor Steve Scholar | Steven Asplund

Bulloch County:

Commissioner Walter Gibson | Mayor Jonathan McCollar | Allen Amason

Camden County:

Commissioner Lannie Brant | Mayor John Morrissey | Craig Root

Chatham County:

Commissioner Chester Ellis | Mayor Van Johnson II | Chris Blaine | Vacant | Vacant

Effingham County:

Commissioner Reggie Loper | Mayor Ken Lee | Herb Jones

Glynn County:

Chairman Wayne Neal | Mayor Pro Tem Julie Martin | David Boland | Shaw McVeigh

Liberty County:

Chairman Donald Lovette | Mayor Allen Brown | Shirley Frasier | Richard Hayes

Long County:

Chairman Robert Parker | Councilwoman Mary Hamilton | Ray Howard

McIntosh County:

Chairman David Stevens | Mayor Hugh "Bubba" Hodge | Jordy Evans

Screven County:

Commissioner Rosa Romeo | Mayor Preston Dees | Richard Freeman

State Appointments:

Tom Ratcliffe | Dan Coty | Chap Bennett | Jason Coley | Vacant

Ex-Officio Members:

Fort Stewart: Chris Fletcher, Dina McKain | Screven County: Dorothy Glisson

## Virtual Meetings

A series of 4 virtual stakeholder meetings were held throughout 2021. The recordings of these meet-

- Akridge, Charles
- Alberson, John Garrow
- Aldridge, Jessica
- Allison, Scott
- Amason, Allen
- Andrews, Jill
- Asbrock, Allison
- Ashley, Annalee
- Asplund, Steven
- Attical, Debra
- Austin, William
- Bacon, Dorie
- Ballard, Brad
- Barge, John
- Barnes, Clara
- Beatty, Michael
- Beavers, David
- Bell, Lori
- Bennett, Chap
- Bennett, John
- Bennett, Mark
- Benton, Anna
- Bessette, James
- Bishop, Katie
- Black, Gary
- Black, Rachel
- Blaine, Chris
- Bliss, Thomas
- Blue, Mary
- Boatright, Shawn
- Bocook, Janice
- Boland, David
- Bongang, Britney
- Boston, Rebecca
- Boulineau, Lori
- Brandt, Sharon
- Brant, Lannie
- Brengman, Ben
- Brewer, Lisa
- Brinson, Emily
- Brown, Allen
- Brown, Barbara
- Brown, Jennifer
- Brown, Joey
- Browning, Mike
- Brunson, Bill
- Buice, Brent
- Bulloch County
- Burns, Allen
- Burns, Michael
- Burnum, Katrina
- Butcher, Michael
- Byerly, Chuck
- Caiafa, Thomas
- Carr, Stephanie
- Carswell, Ben
- Carter, Jason
- Choi, Tina
- Clark, Kevin
- Classen, Kimberly
- Coastal Georgia Indicators
- Coalition
- CoastalGA, Visit
- Coley, Jason
- Concannon, Teresa
- Couch, Thomas
- Cox, Chris
- Cox, Sam
- Crass, David
- Culpepper, Wright
- Curry, Derrek
- Darien
- Davis, Sherrell
- Deal, Jon
- Deen, Russ
- Dees, Preston
- Denion, Deatre
- Dennard, LaTasha
- Devaki, Gordon
- Dundee, Owen
- Ellis, Chester
- Evans, Jordy
- Family Connection
- Feazel, Claire
- Feldner, Ron
- Ferrell-Bowles, Rhonda
- Field, Kathy
- Fletcher, Christopher
- Floyd, Alex
- Fluech, Bryan
- Fordham, Jennifer
- Fort, Patti
- Frasier, Shirley
- Frechette, Bill
- Freeman, Richard
- Fulilove, Farran
- Fussell, Leslie
- Gaines, Olympia
- Georgia Department of Transportation
- Georgia Ports Authority
- Giambrone, Michael
- Gibson, Walt
- Giles, Bill
- Gillen, Shawn
- Glisson, Dorothy
- Gordon, Jenelle
- Grainey, Karen
- Grantham, Ansley
- Green, Nedric D
- Greene, Dawne
- Greminger, Gretchen
- Gumbranch
- Haddad, Rita
- Haigler, Julie
- Halaby, Dominique
- Hamilton, Mary
- Hardin, Monica
- Harvey, Tonya
- Hatcher, Kim
- Hayes, Richard
- Haywood, Senetra
- Henry, Stephen
- Hill, Kelly
- Hiltonia
- Hodge, Hugh
- Hoffman, Peter
- Hollis, Karla
- Hood, Alan
- Hooks, C Jones
- Horton, Robby
- Howard, Kenneth
- Howard, Ray
- Howard, Steven
- Hughes, Kenneth
- Hungerpillar, James
- Hunter, John
- Ikhwan, Valarie
- Infinger, Carter
- Ingram, Dana
- Jackson, Jackie
- Jackson, Nivea
- Jackson-Allen, Kim
- Johnson, Kathryn
- Johnson, Stephanie
- Johnson, Van
- Johnston, Michelle
- Jones, Herb
- Jones, Lia
- Jones, Phil
- Kempson, Dorothy
- Kerr, Tracy
- Kidd, Douglas
- Kight, Cathy
- Kile, Mike
- Kim
- King, Dulcia
- Kyler, David
- Lamb, Mike
- Landon, Eric
- Larson, Eric
- Lasley, C
- Lassiter, Richard
- Lawn, Brooke
- Lee, Ken
- Lee, Kendria
- Leif, Stefanie
- Leonard, Neal
- Liberty Family Connection
- Lidy, Bridget
- Littles, John
- Logue, Annette
- Long County
- Long County Planning
- Long, Sherry
- Loper, Reggie
- Love, Kathy
- Lovell, Chris
- Lovette, Donald
- Lumpkin, Sarah
- Mai, Trang
- Marane, Russ
- Marr, Bobby
- Martin, Julie
- Mathis, Stacy
- McAliley, Kimberly
- McCarter, James
- McCollar, Jonathan
- McKain, Dina
- McLean, Julie
- McLellan, Mark
- McMurry, Russell
- McQueen, Thomas
- McVeigh, Shaw
- Meeks, Beth
- Mertz, Kaycee
- Midway
- Miller, Tonya
- Mobbs, Taylor
- Mobley, Clay
- Molloy, Charles
- Moody, Waymon
- Moore, Jacqueline
- Moore, Jan
- Morris, Natalyn
- Morrissey, John
- Nagel, Jill
- Norton, Gary
- Odum, Maryann
- Oliver
- O'Shaughnessy, Linda
- Ours, Alan
- Paradice, H Philip
- Parker, Robert
- Patel, Dhvani
- Patronis, Anthony
- Pearson, Oliva
- Pembroke
- Perkins, Celeste
- Perkins, Vonette
- Peterson, Cheryl
- Phillips, Cynthia
- Phillips, Erin
- Portal
- Porter, Jeffrey
- Postal, Maurice
- Pray, Daisy
- Price, Ezra
- Queen, Janet
- Ratcliffe, Tom
- Register, Sean
- Reilly, Dave
- Richardson, David
- Richbourg, Michael
- Ricketson, Jeff
- Rineair, Linda
- Robider, Scott
- Robinson, Jo
- Rocky Ford
- Romeo, Rosa
- Roper, Tonya
- Sainz, Steven
- Samples, Zerk
- Sawyer, Barbara
- Scarboro, Shanta
- Scrugg, Chuck
- Shannon, Tina
- Shaw, George
- Sims, Wendy
- Singleton, Harriett
- Sistrunk, Patti
- Skipper, Tina
- Smith, Hilda
- Smith, Lee
- Smith, Michelle
- Smith, Sha-Nia
- Smith, Tim
- Snow, Sheila
- Sparre, Honey
- Spell, Lee
- Spencer, Elaine
- Spracher, Luciana
- Stafford, Saralyn
- Starling, Sue
- Stegall, Travis
- Stewart, Jason
- Szczech, Gracia
- Taylor, Ben
- Thomas, Priscilla
- Thompson, Pamela
- Tillman, Thurmond
- Traore, Aminata
- Vick, Alice
- Walden, David
- Walker-Reed, Deborah
- Wallace, Brian
- Wardlaw, Carl
- Wasson, Rothell
- Waters, Donna
- Watson, Bill
- Weaver, Jason
- Webster, Glenn
- Whitehurst, Debbie
- Williams, Justin
- Wills, Dave
- Wilson, Pat
- Windmueller, Mona
- Wirth, Angela
- Woodbine
- Wynegar, Genevieve
- Yellin, Anna
- Yokley-Zarka, Ely
- Zoucks, Patrick

ings can be found on the Coastal Regional Commission's YouTube channel at <https://www.youtube.com/channel/UCq3Apr9RmX0biyJayV8rwpQ>.

### ***Public Listening Sessions***

3 in-person listening sessions were held in 2021. These were held in Richmond Hill, Darien, and Statesboro. The materials for these meetings can be found attached in Appendix F.

### ***Survey***

An online survey was distributed on April 14, 2021, and ran throughout the year. The survey gathered 943 responses. Responses were received from all 10 counties and 27 of 35 cities in the region.

The results from the survey can be found at <https://arcg.is/0umTP50>

## **Appendix I: Public Participation Materials**

1. Sign-in sheets/agendas
2. Advertisements

MEETING SIGN-IN SHEET			
<b>Project:</b>	Regional Plan Session 1	<b>Meeting Date:</b>	May 12, 2021
<b>Facilitator:</b>	CRC- Scott Berson/Cole Mullis	<b>Place/Room:</b>	Richmond Hill

**Meeting Date:** May 12, 2021

Place/Room: Richmond Hill

✱

## MEETING SIGN-IN SHEET

<b>Project:</b>	Regional Plan Session 1	<b>Meeting Date:</b>	May 12, 2021
<b>Facilitator:</b>	CRC- Scott Berson/Cole Mullis	<b>Place/Room:</b>	Richmond Hill

[illegible]



<b>Project:</b>	Regional Plan	<b>Date:</b>	July 14, 2021	<b>Location:</b>	CRC Darien Office
-----------------	---------------	--------------	---------------	------------------	-------------------

[illegible]



<b>Project:</b>	Regional Plan	<b>Date:</b>	9/15/21	<b>Location:</b>	Ogeechee Technical College
-----------------	---------------	--------------	---------	------------------	----------------------------

[illegible]

## Legal Notices

Reason: Regional Plan Update

Ad Run Date

✓ Bryan – legals@bryancountynews.com

3-18-21

✓ Bulloch – legals@statesboroherald.com

3/11/21

✓ Camden – legals@tribune-georgian.com

3-18-21

✓ Chatham – legals@savannahnow.com

3/11/21

✓ Effingham – srippa@effinghamherald.net

3-17-21

✓ Glynn – abroz@thebrunswicknews.com

3-11-21

✓ Liberty – legals@coastalcourier.com

3-17-21

✓ McIntosh – janice@thedariennews.net

3/18/21

✓ Screven – ssaxon@sylvaniatelephone.com

3/18/21

AFFIDAVIT OF PUBLICATION

MAR 22 2021

STATE OF GEORGIA

COUNTY OF BRYAN

Personally appeared before me, the undersigned Notary Public, Dee McLelland, who after being duly sworn stated under oath that he is the Publisher of the BRYAN COUNTY NEWS, the official Legal Organ of Bryan County, newspaper published in the city of Richmond Hill, Georgia, and who further states under oath that the advertisement attached hereto and made part of this affidavit appeared in the Bryan County News on the following date(s):

march 18, 2021



Dee McLelland

Publisher

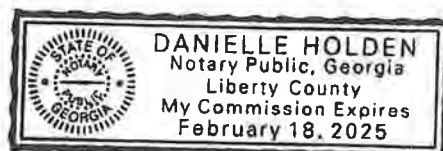
Sworn to and subscribed before me,

This 18 day of march, 2021



Notary Public

Commission Expires: 2/18/25



**NOTICE OF PUBLIC HEARING**  
The Coastal Regional Commission will hold a public hearing to kickoff of the update of the Regional Plan of Coastal Georgia. Due to COVID 19, the hearing will be held on April 14, 2021 at 10:00 a.m. via teleconference. If you wish to view the existing plan, it can be found at: <http://crcplanning.org/regional-plan>. If you wish to discuss this project and/or participate in the teleconference, please contact Eric Landon, Planning Director at [elandon@crc.ga.gov](mailto:elandon@crc.ga.gov) or (912) 437-0870.  
11751  
3/18

11751

# Statesboro Herald

1 Proctor Street, Statesboro, GA 30458  
Phone: 912-764-9031 Fax: 912-489-8181

## AFFIDAVIT OF PUBLICATION

STATE OF GEORGIA  
COUNTY OF BULLOCH

Personally appeared before me, the undersigned officer duly authorized by law to administer oaths, Rheneta Ward, who, after being duly sworn, states under oath, of her own personal knowledge, the following:

My name is Rheneta Ward I am over the age of 18, and I am competent to make this Affidavit. I make this Affidavit voluntarily based on my personal knowledge and information and I understand that this Affidavit may be used in connection with litigation, and for any other purpose allowed by law.

I am employed by the Statesboro Herald, the legal organ of Bulloch County, Georgia, as its legal representative.

The newspaper published a **Public Hearings** for Coastal Regional Commission *NOTICE OF PUBLIC HEARING*, which ran on the following dates: *Statesboro Herald: 3/11/2021*  
*Statesboro Herald Internet: 3/11/2021.*

These documents were produced and kept by the Statesboro Herald in the ordinary course of business, constitute business records of the Statesboro Herald, and I am a custodian of the documents.

I declare under penalty of perjury that the foregoing is true and correct pursuant to 28 U.S.C. 1746.

3/11/2021

Witness

Rheneta Ward

Sworn to and subscribed before me 3/11/2021.

(Affix Notary Seal)

Lisa Turner

Lisa Turner  
Notary Public  
My commission expires 11/22





Tribune & Georgian  
Post Office Box 6960  
206 Osborne Street  
St. Marys, Georgia 31558

## AFFIDAVIT OF PUBLICATION

STATE OF GEORGIA  
COUNTY OF CAMDEN

Personally appeared before the undersigned, Jill B. Helton, who having been duly sworn on oath that (s)he is the Publisher of the Tribune & Georgian, and that the following Legal Advertisement published in the Tribune & Georgian on the following date(s):

gpn16  
**NOTICE OF PUBLIC HEARING**  
The Coastal Regional Commission will hold a public hearing to kickoff of the update of the Regional Plan of Coastal Georgia. Due to COVID 19, the hearing will be held on April 14, 2021 at 10:00 a.m. via teleconference. If you wish to view the existing plan, it can be found at: <http://crcplanning.org/regional-plan>. If you wish to discuss this project and/or participate in the teleconference, please contact Eric Landon, Planning Director at [elandon@crc.ga.gov](mailto:elandon@crc.ga.gov) or (912) 437-0870.  
11-3-18-2021  
#630083


NO PUB HEARING/REGIONAL PLAN  
GPN16 NOTICE OF PUBLIC HE

Dates Published:  
03/18/2021

Ad # 630083

  
\_\_\_\_\_  
Jill Helton, Affiant

Sworn to and subscribed to before me this 18th day of March, 2021

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 07/11/2023



APR 05 2021

MAR 22 2021

AFFIDAVIT OF PUBLICATION  
SAVANNAH MORNING NEWS

STATE OF GEORGIA,  
COUNTY OF CHATHAM

Personally appeared before me, Alaina Fincher, to me known who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media, Georgia Holdings, Inc., d. b. a. Savannah Morning News in Chatham County, Georgia;

That he/she is authorized to make affidavits of publication on behalf of said company; That said newspaper is of general circulation in said county and in the area adjacent thereto; That said newspaper is the legal organ for publication in Chatham County, Georgia; That he/she has reviewed the regular editions of the Savannah Morning News, published:

March 11, 2021

\_\_\_\_\_, 2021

\_\_\_\_\_, 2021

\_\_\_\_\_, 2021

And finds that the following advertisement to wit:

**NOTICE OF PUBLIC HEARING**

The Coastal Regional Commission will hold a public hearing to kickoff of the update of the Regional Plan of Coastal Georgia. Due to COVID 19, the hearing will be held on April 14, 2021 at 10:00 a.m. via teleconference. If you wish to view the existing plan, it can be found at: <http://crcplanning.org/regional-plan>. If you wish to discuss this project and/or participate in the teleconference, please contact Eric Landon, Planning Director at [elandon@crc.ga.gov](mailto:elandon@crc.ga.gov) or (912) 437-0870.

appeared in each of said editions.

Sworn to and subscribed before me;

Alaina Fincher

(Deponent)

This 16 day of March 2021

Eugene J Cronk

Notary Public; Chatham County, GA.



EUGENE J CRONK  
Notary Public, Chatham County, Georgia  
My Commission Expires January 24, 2022

PLACE A CLASSIFIED AD

PLACE AN AD

# EFFINGHAM HERALD

Guyton • Rincon • Springfield • Effingham County

PLACE AN  
AD[Home](#) [Public Notices](#) [Announcements](#) [Yard Sales](#) [Items for Sale](#) [Pets & Animals](#) [Services](#) [Jobs](#) [Real Estate](#) [Transportation](#) [Boats & Accessories](#)[Home](#) › [Public Notices](#) › [Public Hearings](#) › [gpn16 NOTICE OF PUBLIC HEARING The Coastal R...](#)

## Hearing April 14th


### Description:

gpn16 NOTICE OF PUBLIC HEARING The Coastal Regional Commission will hold a public hearing to kickoff of the update of the Regional Plan of Coastal Georgia. Due to COVID 19, the hearing will be held on April 14, 2021 at 10:00 a.m. via teleconference. If you wish to view the existing plan, it can be found at: <http://crcplanning.org/regional-plan> . If you wish to discuss this project and/or participate in the teleconference, please contact Eric Landon, Planning Director at [elandon@crc.ga.gov](mailto:elandon@crc.ga.gov) or (912) 437-0870.  
SR#13365 03/17

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Legal Advertising  
**ARCHIVE**

TruthFi 

C.H. LEAVY IV  
President and Editor

# BNP

Brunswick News Publishing Co.  
3011 Altama Avenue | P.O. Box 1557 | Brunswick, GA 31521

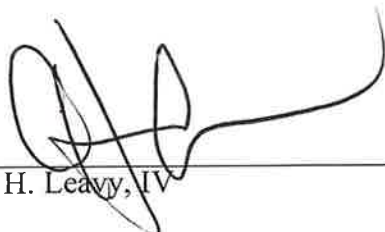
MAR 18 2021

(912)265-8320  
Fax:(912)264-4973

## PUBLISHER'S AFFIDAVIT


Georgia, Glynn County

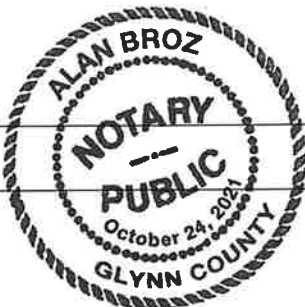
Personally appeared before the undersigned attesting authority, C. H. Leavy, IV, President and Editor of The Brunswick News, a daily newspaper published in aforesaid county, who on oath says that the attached legal notice was published in said newspaper on 03/11/2021

  
C. H. Leavy, IV

Sworn to and subscribed before me

This 11th day of March, 2021

  
Notary Public  
My commission expires \_\_\_\_\_



Ad text :  
**NOTICE OF  
PUBLIC HEARING**

The Coastal Regional Commission will hold a public hearing to kickoff the update of the Regional Plan of Coastal Georgia. Due to COVID 19, the hearing will be held on April 14, 2021 at 10:00 a.m. via teleconference. If you wish to view the existing plan, it can be found at: <http://crcplanning.org/regional-plan> . If you wish to discuss this project and/or participate in the teleconference, please contact Eric Landon, Planning Director at [elandon@crc.ga.gov](mailto:elandon@crc.ga.gov) or (912) 437-0870.

AFFIDAVIT OF PUBLICATION

MAR 22 2021

STATE OF GEORGIA

COUNTY OF LIBERTY

Personally appeared before me, the undersigned Notary Public, Dee McLelland, who after being duly sworn stated under oath that he is the Publisher of the COASTAL COURIER, the official Legal Organ of Liberty County, newspaper published in the city of Hinesville, Georgia, and who further states under oath that the advertisement attached hereto and made part of this affidavit appeared in the Coastal Courier on the following date(s):

march 17, 2021



Dee McLelland

Publisher

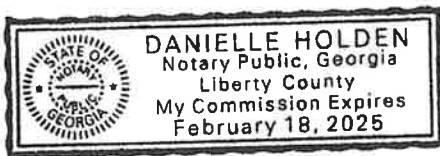
Sworn to and subscribed before me,

This 17 day of march, 2017



Notary Public

Commission Expires: 2/18/25



**NOTICE OF PUBLIC HEARING**

The Coastal Regional Commission will hold a public hearing to kickoff of the update of the Regional Plan of Coastal Georgia. Due to COVID 19, the hearing will be held on April 14, 2021 at 10:00 a.m. via teleconference. If you wish to view the existing plan, it can be found at: <http://crcplanning.org/regional-plan>. If you wish to discuss this project and/or participate in the teleconference, please contact Eric Landon, Planning Director at [elandon@crc.ga.gov](mailto:elandon@crc.ga.gov) or (912) 437-0870.

48790  
3/17

48790

MAR 31 2021



Post Office Box 496 • 219 Walton Street • Darien, Georgia 31305 • (912) 437-4251 • FAX (912) 437-2299  
website: [www.thedariennews.net](http://www.thedariennews.net)

AFFIDAVIT OF PUBLICATION  
THE DARIEN NEWS

STATE OF GEORGIA  
McINTOSH COUNTY

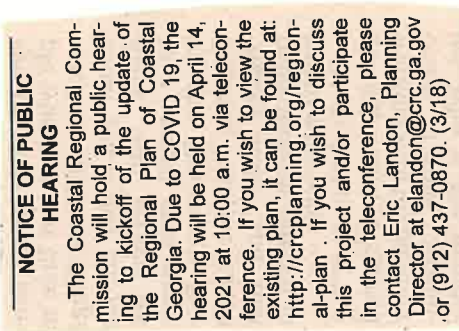
Personally appeared before me Kathleen W. Russell to me known, who being by me sworn,  
deposed and said:

That she is the Editor and Publisher of THE DARIEN NEWS which is the official legal  
advertising organ of McIntosh County, Georgia; and

That she is authorized to make affidavits of publication on behalf of THE DARIEN NEWS;

That said newspaper is of general circulation in McIntosh County and in the area adjacent  
thereto and is the newspaper designed and customarily used by the Sheriff of McIntosh County  
for the publication of advertisements and by the other official bodies of and in said county for the  
publication of notices required by law;

That she has reviewed the regular edition of THE DARIEN NEWS published March 18,  
2021, that the following advertisement, to-wit:



appeared in said editions.

Kathleen W. Russell  
Editor & Publisher

Sworn to and subscribed before  
me this 18 day of March, 2021

Notary Public



**Ad Number**      **Ad Type**  
0003344768-01    AG Legal Liner

**Production Method**  
AdBooker

**Production Notes**

**External Ad Number**

**Ad Attributes**

**Ad Released**  
No

**Pick Up**

**Ad Size**      **Color**  
1 X 34 li

**WYSIWYG Content**

**NOTICE OF PUBLIC  
HEARING**

The Coastal Regional Commission will hold a public hearing to kickoff of the update of the Regional Plan of Coastal Georgia. Due to COVID 19, the hearing will be held on **April 14, 2021 at 10:00 a.m.** via teleconference.

If you wish to view the existing plan, it can be found at:  
<http://crcplanning.org/regional-plan>.

If you wish to discuss this project and/or participate in the teleconference, please contact Eric Landon, Planning Director at [elandon@crc.ga.gov](mailto:elandon@crc.ga.gov) or (912) 437-0870.

**S2021-039  
03.18.21**

<u>Run Date</u>	<u>Product</u>	<u>Placement</u>	<u>Rate</u>	<u>Sched Cst</u>	<u>Disc/Prem</u>	<u>Color</u>	<u>Pickup</u>	<u>Tax</u>	<u>Subtotal</u>
03/18/2021	AG Sylvania Telephone	AG Wkly Legals	\$2.95 per Inch	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00

The Sylvania Telephone  
P.O. Box 10  
Sylvania, GA 30467

by: [McKenna Ci](#)

Posted: Apr 30, 2021 / 03:53 AM EDT

Updated: Apr 30, 2021 / 06:21 AM EDT

SHARE



SAVANNAH, Ga. (WSAV) – The Coastal Regional Commission is in the process of developing its 20-year Regional Plan. Your feedback to this survey helps shape the plan, which helps develop the region into a more livable place for all its residents.

If you would like to share your thoughts on issues like housing, traffic and quality of life issues for the coastal Georgia area, please complete the survey [here](#).

The more responses received, the better CRC can understand the issues on coastal residents' minds, which results in a plan that better serves resident needs.

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**AROUND THE WEB**



## Commission seeks input for Regional Plan



Special to the News  
Updated: Apr 27, 2021, 9:41 AM

 (https://www.facebook.com/sharer/sharer.php?  
u=https%3A%2F%2Fwww.bryancountynews.com%2Fnews%2Fcommission-  
seeks-input-regional-plan%2F)  (https://twitter.com/intent/tweet?  
text=https%3A%2F%2Fwww.bryancountynews.com%2Fnews%2Fcommission  
seeks-input-regional-plan%2F) 

The Coastal Regional Commission (CRC) is seeking community input on the five-year update to the Regional Plan of Coastal Georgia.

The plan is required by the Georgia Department of Community Affairs, and covers the 10-county Coastal Georgia Region, including Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh, and Screven counties.

The Regional Plan includes a vision for how the coastal region of Georgia can develop policies and projects that ensure a high quality of life for all residents over the next 20 years. This plan includes topics of regional importance such as transportation infrastructure, water and solid waste management, natural resources, regional growth management, economic development, preservation of agricultural lands, disaster resilience and more.

"This is a blueprint for our future as the Coastal Region," said CRC Executive Director Allen Burns. "The regional plan is a way for our many great communities to come together as one and highlight the key issues, concerns and next steps for the Georgia coast as a whole. We want to hear what people care about, and what they want to see over the next 20 years."

The CRC is running a survey which asks residents to share their thoughts on where the region stands today and what its future should look like. It can be found at the website <https://crcplanning.org/regional-plan>. This website also includes a more detailed timeline of the plan, regional development maps, and updated statistical data about the region. It also provides a form to submit feedback directly to planning staff. (<https://crcplanning.org/regional-plan>)

Additionally, the CRC will host three listening sessions in the coming months. These will take the form of open house meetings where residents can share their thoughts, concerns, priorities and hopes for the next stage in the region's development. These meetings will be held at the following dates and locations:

\* Wednesday, May 12 from 3-6 p.m. -- Richmond Hill City Center, 520 Cedar St.

\* Wednesday, July 14 from 3-6 p.m. -- CRC Offices 1181 Coastal Dr. SW, Darien.

\* Wednesday, Sept 15, from 3-6 p.m. -- Ogeechee Technical College, Oak Room 20 Joe Kennedy Blvd, Statesboro.

For more information, or if you are interested in joining the stakeholder committee, please contact Cole Mullis([cmullis@crc.ga.gov](mailto:cmullis@crc.ga.gov)) or Scott Berson ([sbereson@crc.ga.gov](mailto:sbereson@crc.ga.gov)) or, or call (912)-437-0872.

**NEWS**

## Public input sought for Coastal Ga. regional plan



The commission's goal is to keep the ten counties and 35 cities in our region sustainable as they continue to grow. (Source: WTOG)

By [Sarah Winkelmann](#) | May 13, 2021 at 6:31 AM EDT - Updated May 13 at 6:41 AM

SAVANNAH, Ga. (WTOG) - What issues do you think need to be addressed in Coastal Georgia? Is it roads... schools... jobs? That's what the Coastal Regional Commission of Georgia wants to know.

The commission's goal is to keep the ten counties and 35 cities in our region sustainable as they continue to grow.

The regional planning commission hopes to come up with a plan by October that will be in effect by early next year. But first, they need your help. If you live in Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh, or Screven counties, the plan commission is asking for your input in order to come up with the plan.

The Regional Plan includes a vision for how the regional coast of Georgia can develop policies and projects that ensure a high quality of life for all residents over the next 25 years. The plan will look at everything from transportation, natural resources, infrastructure, and any other topics that are important to the growth of the region.

Right now, they are looking for public input to see what priorities citizens have so that they can make sure the local government is making decisions based on a vision from the community and not just reacting when a problem arises.

“An opportunity for you to talk to us about things that you think are important, your main concerns about the region, how you think it should grow, natural resources issues, and whatever is on your mind. It is a way to make sure your voice is heard and also that your communities’ interests are represented regionally,” said Cole Mullis, Regional Planner for the Coastal Regional Commission.

To share your thoughts or concerns, you can fill out a quick survey online that is a combination of short answer, multiple-choice, and agree/disagree questions. The survey will take about 10 minutes. Or, you can attend a listening session.

- Listening Session in Richmond Hill: Wednesday, May 12 from 3 p.m. - 6 p.m. at the Richmond Hill City Center.
- Listening Session in Darien: Wednesday, July 14 from 3 p.m. - 6 p.m. at the Coastal Regional Commission office.
- Listening Session in Statesboro: Ogeechee Technical College, Sept 15, 3 p.m. - 6 p.m.

More sessions may be added if there is a need.

To find out more and to fill out the survey, [click here](#).

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- [Photos] Meet The Wives Of The Richest Men Alive (Boredom Therapy)
- Boy, 12, dies after alleged bullying, complaints of head pain from attacks
- Two planes collide mid-air in Colorado, officials say
- GOP dumps defiant Trump critic Cheney from top House post

Recommended by |

- Man arrested after tiger seen in video outside his Houston home
- Police investigating multiple shootings that occurred within 48 hours in Savannah
- Townsend, Georgia: This Small, Unknown Company Is Disrupting A \$200 Billion Industry (US Auto Insurance Now)



**Board of County Commissioners**  
Office of the County Administrator  
P.O. Box 99 / 200 East 4<sup>th</sup> Street  
Woodbine, Georgia 31569

Contact: Joey Yacobacci  
912-729-5603 (office)  
912-729-5543 (fax)  
[jyacobacci@co.camden.ga.us](mailto:jyacobacci@co.camden.ga.us)

## FOR IMMEDIATE RELEASE

# PUBLIC NOTICE: Regional Plan Survey Input Opportunity

**WOODBINE, Ga. — April 15, 2021 —** Camden County residents are encouraged to participate in the Coastal Regional Commission's (CRC) Regional Plan Survey to provide input for their 20-year Regional Plan.

"This is an excellent opportunity to ensure that Camden County is well-represented in the region," said Camden County Planning & Development Director Joey Yacobacci. "The anonymous survey takes a few minutes to complete and covers a variety of topics relating to the future development of our region."

The Regional Plan includes a vision for how the regional coast of Georgia can develop policies and projects that ensure a high quality of life for all residents over the next 20 years. This plan includes topics of regional importance such as infrastructure, intrinsic resources, regional growth management issues, economic development, preservation of agricultural lands, communities for a lifetime and a proposed topic of importance to include resilient communities.

More information about the CRC's Regional Plan, including a timeline and related documents, is available at: <https://crcplanning.org/regional-plan>. A direct link to the survey is available on the Camden County website at: [www.camdencountyga.gov/RegionalPlanSurvey](http://www.camdencountyga.gov/RegionalPlanSurvey).

**About the Coastal Regional Commission (CRC):** The Coastal Regional Commission (CRC) is a multi-county planning and development agency that serves 10 counties and 35 cities with a total land area of over 5,110 square miles. More information is available on their website at: <http://www.crc.ga.gov>.

**About Camden County:** Located in the extreme southeast corner of Georgia, Camden County truly is "Georgia's Coastal Community of Choice." Originally formed in 1777, Camden County is best known for its rich history, natural scenic beauty and Southern hospitality. Our vision is helping to make this the best place to live by preserving and enhancing the history and quality of life, while promoting smart growth and providing an efficient, effective and responsive government.

**Find us on:**



CamdenCountyGA



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###

*"Award-Winning Government"*

---

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County Administrator

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County Attorney

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CHUCK CLARK  
Commissioner, District 2

TREVOR READDICK  
Commissioner, District 3

GARY BLOUNT  
Commissioner, District 4

BEN L. CASEY  
Commissioner, District 5

# Camden County Seeks Input on Regional 20-Year Plan

By SYDNEY BOLES • APR 15, 2021

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(//news.wjct.org/sites/wjct/files/styles/x\_large/public/202104/document\_cropped.png)

COURTESY CAMDEN COUNTY, GA

The regional planning and development agency that serves Camden County, Ga. is encouraging residents to share their thoughts about the future of coastal Georgia in a survey.

The regional survey is being done by Georgia's Coastal Regional Commission, which covers 10 counties up and down Georgia's coast. Residents' input will help shape a 20-year plan covering topics of regional importance, like infrastructure, economic development, preservation of farmland, and resilience to sea level rise.

"This is an excellent opportunity to ensure that Camden County is well-represented in the region," said Camden County Planning & Development Director Joey Yacobacci.

The survey is anonymous and takes just a few minutes to complete.

More information about the CRC's Regional Plan is available at <https://crcplanning.org/regional-plan> (<https://crcplanning.org/regional-plan>).

A direct link to the survey is available here: [www.camdencountyga.gov/RegionalPlanSurvey](http://www.camdencountyga.gov/RegionalPlanSurvey) (<http://www.camdencountyga.gov/RegionalPlanSurvey>).

**Contact Sydney Boles at [sboles@wjct.org](mailto:sboles@wjct.org) (mailto:sboles@wjct.org), or on Twitter at [@sydneyboles](https://twitter.com/sydneyboles).** (<https://twitter.com/sydneyboles>)

**TAGS:** [CAMDEN COUNTY \(/TERM/CAMDEN-COUNTY\)](/TERM/CAMDEN-COUNTY).

[ECONOMIC DEVELOPMENT \(/TERM/ECONOMIC-DEVELOPMENT\)](/TERM/ECONOMIC-DEVELOPMENT).

[COASTAL DEVELOPMENT \(/TERM/COASTAL-DEVELOPMENT\)](/TERM/COASTAL-DEVELOPMENT), [APP \(/TERM/APP\)](/TERM/APP), [FEATURED \(/TERM/FEATURED\)](/TERM/FEATURED).

[HEARD ON WJCT NEWS \(/TERM/HEARD-WJCT-NEWS\)](/TERM/HEARD-WJCT-NEWS).



**FOR IMMEDIATE RELEASE**

**Contact: Cole Mullis**

**cmullis@crc.ga.gov**

**(912)-437-0872**

## **Coastal Regional Commission Seeks Input for Regional Plan**

**DARIEN, Ga. — April 20, 2021 —** The Coastal Regional Commission (CRC) is seeking community input on the five-year update to the Regional Plan of Coastal Georgia. The plan is required by the Georgia Department of Community Affairs, and covers the 10-county Coastal Georgia Region, including Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh, and Screven Counties.

The Regional Plan includes a vision for how the coastal region of Georgia can develop policies and projects that ensure a high quality of life for all residents over the next 20 years. This plan includes topics of regional importance such as transportation infrastructure, water and solid waste management, natural resources, regional growth management, economic development, preservation of agricultural lands, disaster resilience and more.

“This is a blueprint for our future as the Coastal Region,” said CRC Executive Director Allen Burns. “The regional plan is a way for our many great communities to come together as one and highlight the key issues, concerns and next steps for the Georgia coast as a whole. We want to hear what people care about, and what they want to see over the next 20 years.”

**The CRC is running a survey** which asks residents to share their thoughts on where the region stands today and what its future should look like. It can be found at the website <https://crcplanning.org/regional-plan>. This website also includes a more detailed timeline of the plan, regional development maps, and updated statistical data about the region. It also provides a form to submit feedback directly to planning staff.

**Additionally, the CRC will host three listening sessions** in the coming months. These will take the form of open house meetings where residents can share their thoughts, concerns, priorities and hopes for the next stage in the region’s development. These meetings will be held at the following dates and locations:

Wednesday, May 12 from 3-6 p.m.	Richmond Hill City Center 520 Cedar St, Richmond Hill, GA 31324
Wednesday, July 14 from 3-6 p.m.	CRC Offices 1181 Coastal Dr SW, Darien, GA 31305
Wednesday, Sept 15, from 3-6 p.m.	Ogeechee Technical College, Oak Room 20 Joe Kennedy Blvd, Statesboro, GA 30458

For more information, or if you are interested in joining the stakeholder committee, please contact Cole Mullis ([cmullis@crc.ga.gov](mailto:cmullis@crc.ga.gov)) or Scott Berson ([sbereson@crc.ga.gov](mailto:sbereson@crc.ga.gov)) or, or call (912)-437-0872.

*About to the CRC: We are a multi-county planning and development agency that serves municipal and county governments. The Coastal Regional Commission (CRC) serves 10 counties and 35 cities. The region encompasses the six coastal counties and four inland counties and has a total land area of over 5,110 square miles.*

*The CRC provides local and regional comprehensive planning services as well as specialized planning services in transportation, water resources, and historic preservation. The CRC also provides Geographic Information Services and Information Technology Services to our local governments. The CRC manages transportation services such as Coastal Regional Coaches and the Regional Vanpool Program. We also serve as the Economic Development District for Coastal Georgia and the Area Agency on Aging.*

####

## Legal Notices

Reason: Regional Plan Public Hearing 5-11-22

Ad Run Date

✓ Bryan – legals@bryancountynews.com

4-21-22

✗ Bulloch – legals@statesboroherald.com

7-21-22

✓ Camden – legals@tribune-georgian.com

4-21-22

✗ Chatham – legals@savannahnow.com

4-22-22

✓ Effingham – srippa@effinghamherald.net

4-20-22

✗ Glynn – abroz@thebrunswicknews.com  
Classifieds@thebrunswicknews.com

4-20-22

✓ Liberty – legals@coastalcourier.com online 4-26-22

~~4-21-22~~ 5-4-22 paper

✗ McIntosh – janice@thedariennews.net

4-28-22

✓ Screven – <sup>no</sup>ssaxon@sylvaniatelephone.com

4-22-22

Sylvaniatellegals@gannett.com

C.H. LEAVY IV  
President and Editor

# BNP


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## PUBLISHER'S AFFIDAVIT


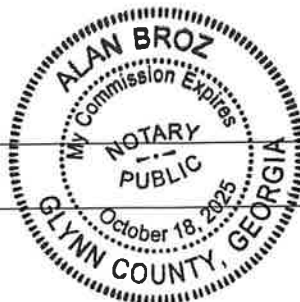
Georgia, Glynn County

Personally appeared before the undersigned attesting authority, C. H. Leavy, IV, Publisher and Editor of The Brunswick News, a daily newspaper published in aforesaid county, who on oath says that the attached legal notice was published in said newspaper on 04/20/2022

  
\_\_\_\_\_  
C. H. Leavy, IV

Sworn to and subscribed before me

This 20th day of April, 2022

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

At text :  
NOTICE OF  
PUBLIC HEARING

The Coastal Regional Commission (CRC) will hold a public hearing to brief the region on the contents of the 2022 Coastal Georgia Regional Plan, provide an opportunity for stakeholders to make final suggestions, additions, or revisions, and notify the region of when the plan will be submitted to the Department of Community Affairs for review. The hearing will be on May 11th at 10:00 a.m. at the Richmond Hill City Center, 520 Cedar St, Richmond Hill, GA 31324. To view the current and proposed Regional Plan or provide feedback, visit the CRC's website at: [coastalrc.ga.gov/regional-plan](http://coastalrc.ga.gov/regional-plan). Please contact Aaron Carpenter, Planning Director at [acarpenter@crc.ga.gov](mailto:acarpenter@crc.ga.gov) for more information about the Regional Plan.

**COASTAL REGIONAL COMMISSION - SG**  
**1181 COASTAL DRIVE SW**  
**DARIEN, GA 31305**

**AFFIDAVIT OF PUBLICATION**  
**SAVANNAH MORNING NEWS**  
**STATE OF GEORGIA,**  
**COUNTY OF CHATHAM**

Personally appeared before me, Said Legal Clerk, to me known who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media, Georgia Holdings, Inc., d.b.a. Savannah Morning News in Chatham County, Georgia;

That he/she is authorized to make affidavits of publication on behalf of said company; That said newspaper is of general circulation in said county and in the area adjacent thereto; That said newspaper is the legal organ for publication in Chatham County, Georgia; That he/she has reviewed the regular editions of the Savannah Morning News, published:

April 22, 2022

And finds that the following advertisement to wit:  
appeared in each of said editions.

Legal Clerk

Sworn to and subscribed before me; this 22nd day of April, 2022

Notary Public, State of Wisconsin, County of Brown

My commission expires

AMY KOKOTT  
Notary Public  
State of Wisconsin

**NOTICE OF PUBLIC HEARING**

The Coastal Regional Commission (CRC) will hold a public hearing to brief the region on the contents of the 2022 Coastal Georgia Regional Plan, provide an opportunity for stakeholders to make final suggestions, additions, or revisions, and notify the region of when the plan will be submitted to the Department of Community Affairs for review. The hearing will be on May 11th at 10:00 a.m. at the Richmond Hill City Center, 520 Cedar St, Richmond Hill, GA 31324. To view the current and proposed Regional Plan or provide feedback, visit the CRC's website at: [coastalrc.ga.gov/regional-plan](http://coastalrc.ga.gov/regional-plan). Please contact Aaron Carpenter, Planning Director at [acarpenter@crc.ga.gov](mailto:acarpenter@crc.ga.gov) for more information about the Regional Plan.

MAY 02 2022



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website: [www.thedariennews.net](http://www.thedariennews.net)

AFFIDAVIT OF PUBLICATION  
THE DARIEN NEWS

STATE OF GEORGIA  
McINTOSH COUNTY

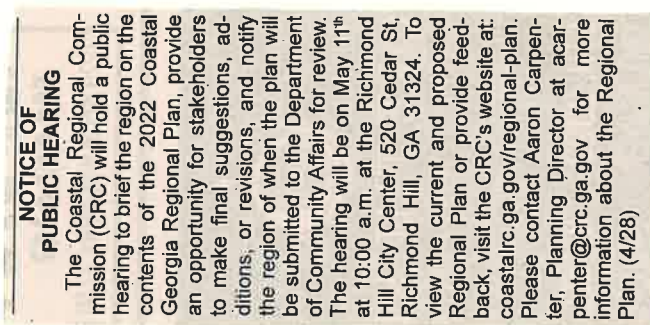
Personally appeared before me Kathleen W. Russell to me known, who being by me sworn,  
deposed and said:

That she is the Editor and Publisher of THE DARIEN NEWS which is the official legal  
advertising organ of McIntosh County, Georgia; and

That she is authorized to make affidavits of publication on behalf of THE DARIEN NEWS;

That said newspaper is of general circulation in McIntosh County and in the area adjacent  
thereto and is the newspaper designed and customarily used by the Sheriff of McIntosh County  
for the publication of advertisements and by the other official bodies of and in said county for the  
publication of notices required by law;

That she has reviewed the regular edition of THE DARIEN NEWS published April 28,  
2022 that the following advertisement, to-wit:

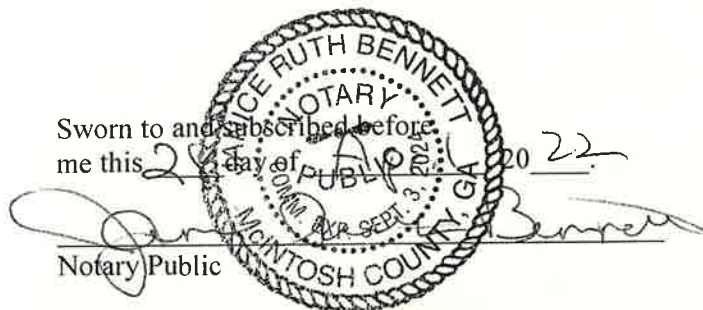


appeared in said editions.

*Kathleen W. Russell*

Kathleen W. Russell  
Editor & Publisher

Sworn to and subscribed before  
me this 28 day of April 2022



Notary Public

# Statesboro Herald

1 Proctor Street, Statesboro, GA 30458  
Phone: 912-764-9031 Fax: 912-489-8181

## AFFIDAVIT OF PUBLICATION

STATE OF GEORGIA  
COUNTY OF BULLOCH

Personally appeared before me, the undersigned officer duly authorized by law to administer oaths, Rheneta Ward, who, after being duly sworn, states under oath, of her own personal knowledge, the following:

My name is Rheneta Ward I am over the age of 18, and I am competent to make this Affidavit. I make this Affidavit voluntarily based on my personal knowledge and information and I understand that this Affidavit may be used in connection with litigation, and for any other purpose allowed by law.

I am employed by the Statesboro Herald, the legal organ of Bulloch County, Georgia, as its legal representative.

The newspaper published a **Public Hearings** for Coastal Regional Commission **NOTICE OF PUBLIC HEARING**, which ran on the following dates: *Statesboro Herald: 4/21/2022*  
*Statesboro Herald Internet: 4/21/2022.*

These documents were produced and kept by the Statesboro Herald in the ordinary course of business, constitute business records of the Statesboro Herald, and I am a custodian of the documents.

I declare under penalty of perjury that the foregoing is true and correct pursuant to 28 U.S.C. 1746.

5/4/2022

Witness

*Rheneta Ward*

Sworn to and subscribed before me 5/4/2022.

(Affix Notary Seal)

*Lisa Turner*  
Lisa Turner  
Notary Public  
My commission expires 11/22

